HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Vancouver and Abbotsford-Mission CMAs

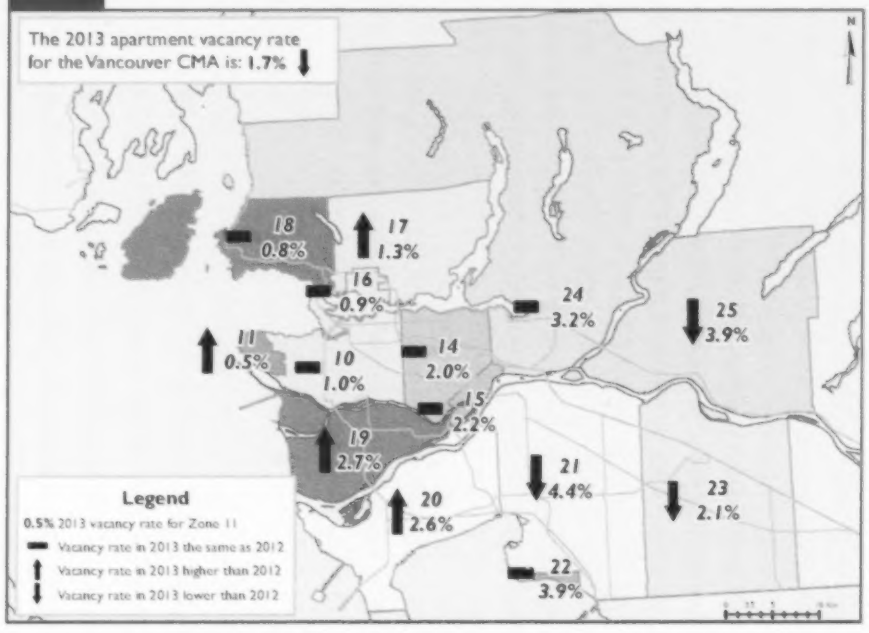
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- Rental vacancy rates remained steady for both purpose-built rental apartments and rental condominium apartments.
- The average rental vacancy rate for purpose-built rental apartments edged lower to 1.7 per cent while rental condominium apartments edged higher to 1.1 per cent in October 2013.
- Rental housing demand generally kept pace with the modest net increase in the supply of purpose-built and secondary rental units.[1]

Figure 1



[1] Net increase in the supply of rental units refers to the addition of new units and renovated units coming onto the market and the removal of existing units from the market renovation, repair, and / or repurposing.

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- The pace of rent increase held steady at 2.2 per cent for purpose-built rental apartments.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

Rental Vacancy Rates Remained Stable

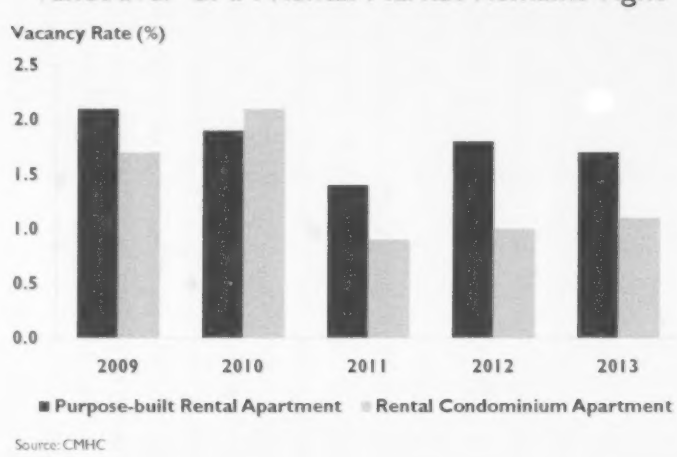
Rental vacancy rates in the Vancouver Census Metropolitan Area (CMA) remained stable as a slight increase in the rental condominium apartment market was offset by a slight decrease in the purpose-built rental apartment segment. The average rental vacancy rate for the secondary rental condominium market edged higher to 1.1 per cent in October 2013 from 1.0 per cent a year ago; purpose-built rental apartments registered an average vacancy rate of 1.7 per cent compared to 1.8 per cent a year ago.[2]

Supply of both purpose-built and secondary rental market units increased over the past year. The net supply of purpose-built rental apartment units increased marginally by approximately 0.5 per cent even though the number of brand-new purpose-built rental apartment units completed since 2012 was markedly higher than any other year in the past decade. A number of existing units were temporarily removed from the market during the past year for repair, renovation, or repurposing, partly offsetting the increase in new construction. This brought the total stock of purpose-built rental apartments to 105,547 units. Meanwhile, the stock of secondary rental market units increased 5.6 per cent to 51,224 units.

Still, the overall demand for rental housing has kept pace with the increase in supply, leaving the overall vacancy rates relatively steady. The number of occupied rental units rose by approximately 490 purpose-built and 2,618 rental condominium apartments. This compares with a net supply increase of 480 purpose-built and 2,696 rental condominium apartments.

The majority of the increase in the supply of purpose-built rental apartments – nearly 80 per cent – was in the City of Vancouver, where vacancy rates remained relatively unchanged across all bedroom types. Within the City of Vancouver, these new rental units were mostly in the

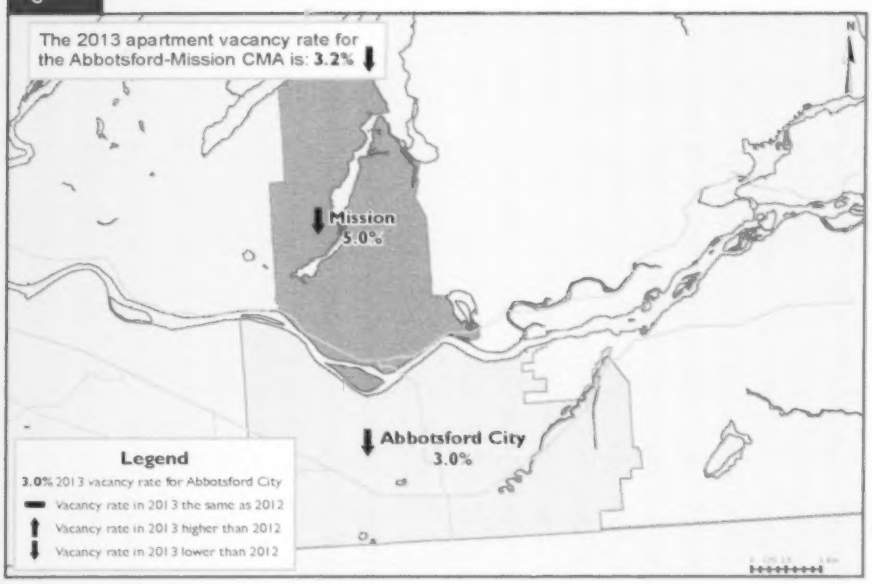
Figure 2



Source: CMHC

[2] Due to seasonal factors, the results of the October 2013 Rental Market Survey are not directly comparable with the results from the April 2013 Rental Market Survey.

Figure 3


The 2013 apartment vacancy rate for the Abbotsford-Mission CMA is: 3.2%
Mission
5.0%
Abbotsford City
3.0%
Legend
3.0% 2013 vacancy rate for Abbotsford City
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

Vancouver Downtown and English Bay rental zones, as well as in the Mount Pleasant / Renfrew Heights rental zone. Yet, vacancy rates in these areas either remained relatively unchanged, or, in the case of Mount Pleasant / Renfrew Heights, fell from 0.9 per cent to 0.4 per cent.

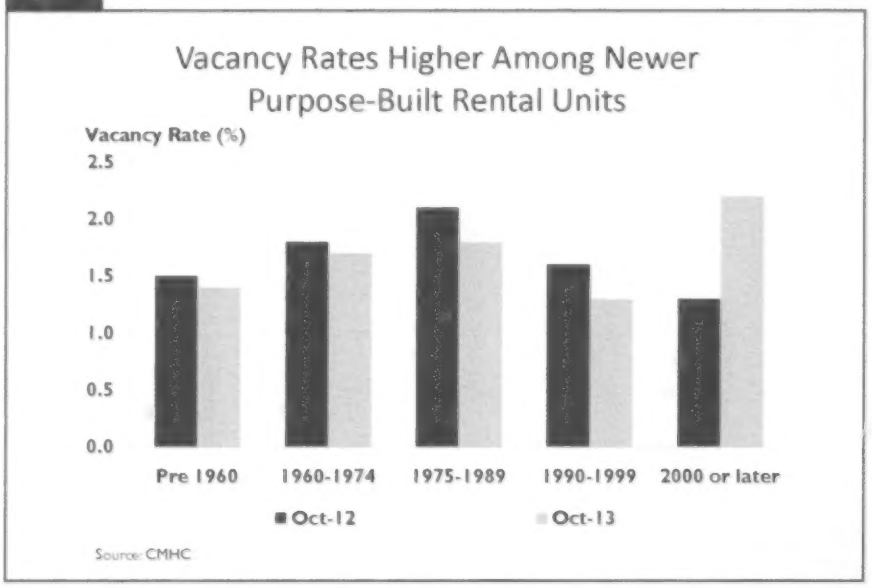
The new purpose-built rental supply seems to have impacted vacancy rates in newer buildings more than those in buildings constructed before 2000. The vacancy rate for purpose-built rental apartments that were completed in 2000 or later, rose from 1.3 per cent to 2.2 per cent during the past year, whereas the vacancy rates for units that were built prior to 2000, either edged lower or remained relatively unchanged. The increase in vacancy rates in relatively new buildings may also reflect competition from rental condo units, or stronger demand for older rental units which tend to have lower rents than those in newer buildings.

Rental demand in the Vancouver CMA is supported by both a steady growth in household formation and the relative cost of home ownership versus renting. Household growth tends to be driven by migration more than by natural change. The number of households formed in the Vancouver CMA is estimated at approximately 17,500 per year over the last five years[3]. Most migrants tend to rent before purchasing a residence.

Across the Vancouver CMA, average vacancy rates were highest in Surrey, Maple Ridge, and Pitt Meadows, and lowest in the City of Vancouver and the University Endowment Lands. The majority of new migrants tend to stay in and around the city core when they first arrive, driving up the demand for rental housing in these areas.[4] As well, housing prices in higher vacancy rate suburban areas are generally lower than in areas closer to the City of Vancouver. As a result, the movement from rental to homeownership tends to be higher in areas like Surrey, Maple Ridge, and Pitt Meadows, freeing up rental units and pushing vacancy rates higher.

The demand for rental housing often runs counter to the housing sales trend in the year prior. During the year prior to October 2013, existing home sales slowed in the fourth quarter of 2012 then accelerated through 2013, as did sales of new homes. Meanwhile, the number of

Figure 4



[3] BC Stats P.E.O.P.L.E 2013 Household Projections

[4] Census 2006

households continued to grow, so the rental housing market benefitted from this increase in housing demand.

Full-time job growth in the Vancouver CMA over the past year has been relatively flat. Gains achieved earlier in the year were quickly offset so that by the end of the third quarter, full-time employment for all age cohorts was nearly back where it was a year ago. Without robust growth in full-time employment to support home ownership, renting would likely be favoured over owning, especially when the overall unemployment rate remained just under 7 per cent even as the overall labour force participation rate edged lower, suggesting generally softer employment conditions for most.

Pace of Rent Increase Held Relatively Steady

An increase in rental demand in tandem with increased rental supply has kept the pace of rent increase relatively steady for purpose-built rental apartments. Fixed-sample rent changes for purpose-built rental apartments, which measures rent growth based on those structures that were common to the survey sample for both years, showed a steady 2.2 per cent increase in the Vancouver CMA, similar to the 2.3 per cent increase recorded in October 2012. The allowable rent increase under the Residential Tenancy Act was higher a year earlier – 4.3 per cent in 2012 and 3.8 per cent in 2013.

Within the CMA, the City of Vancouver, along with other areas like Surrey, North Vancouver, and Burnaby, posted the highest same-sample rent changes (see Table 1.1.5). Surrey also had the highest availability rates in October 2013 and 2012, suggesting that tenant turnover and new leases signed were part of the reason behind the relatively stronger same-sample rent increase. The average rent level for new and existing structures in Surrey was also one of the lowest in the Vancouver CMA.

The increased competition from new and / or renovated purpose-built rental units may have added some pricing constraints for rental condominium apartments. Rental condominium apartments usually command a rent premium over purpose-built rental apartments. Over the past five years, the average rent premium recorded for a two-bedroom rental condominium apartment was approximately 32 per cent. In October 2013, however,

Figure 5

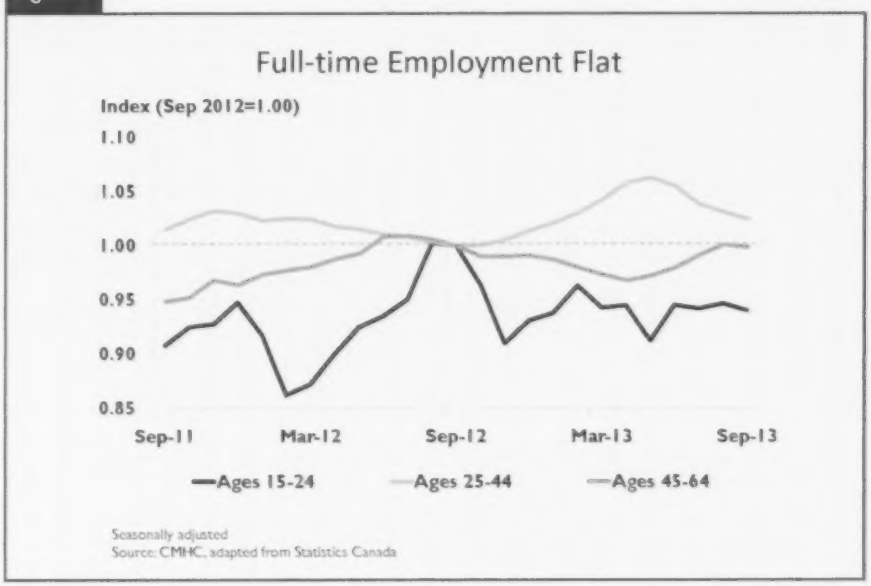
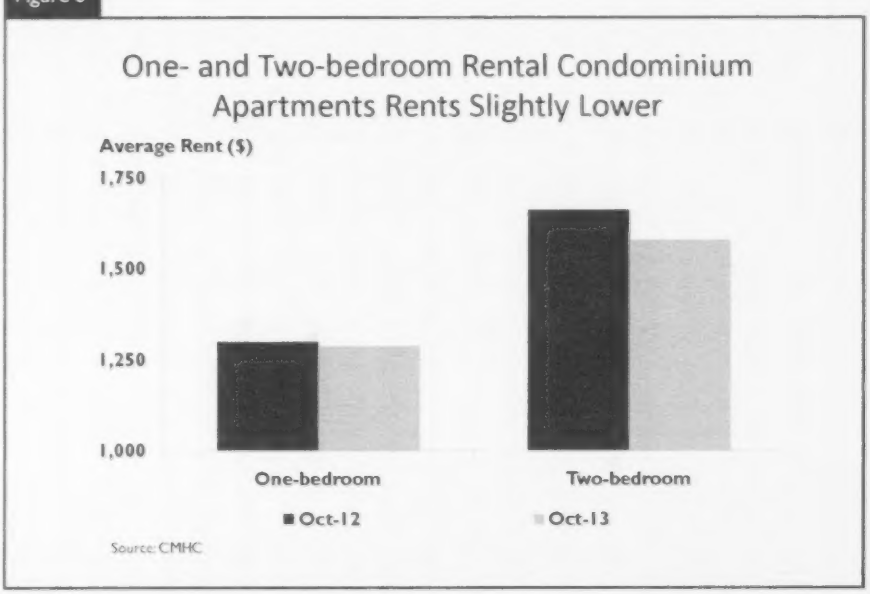


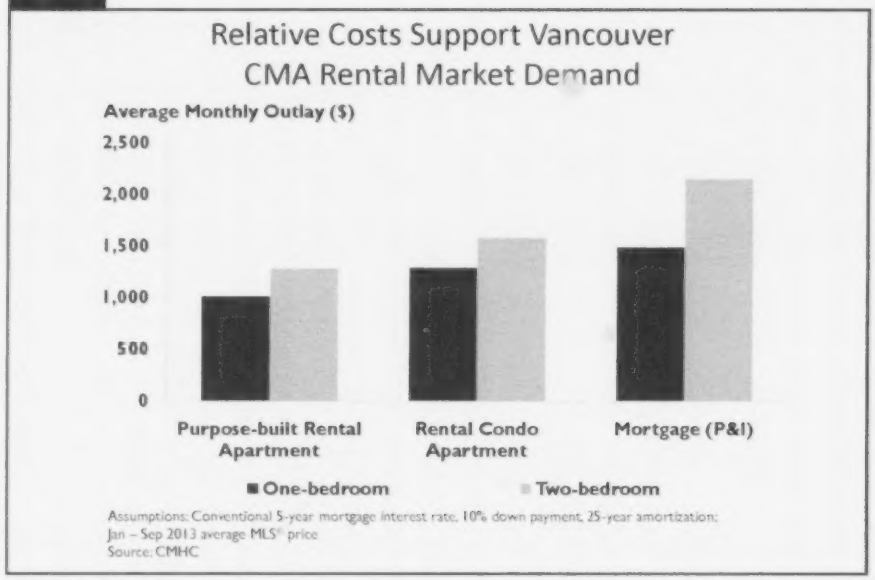
Figure 6



this average rent premium has fallen to 23 per cent. As well, the average rents recorded for two-bedroom rental units in the Vancouver CMA were mostly lower in October 2013 than those noted a year ago.

Purpose-built rental apartments, in general, are still the least expensive housing option in the Vancouver CMA. The average rents for a one- and two-bedroom unit were $1,005 and $1,281, respectively. Comparatively, to rent a condominium apartment would require $1,287 and $1,580 for a one- and two-bedroom unit, respectively. However, the cost of renting either a purpose-built rental or a condominium apartment would still be significantly lower than buying a comparable home in the Vancouver CMA.

Figure 7



Abbotsford-Mission CMA

- A slight decline in the rental universe and steady rental demand moved vacancy rates down from 4.2 per cent in 2012 to 3.2 per cent in 2013.
- Employment and population growth contributed to steady rental demand.
- Higher rents for bachelor and one-bedroom units increased overall rents in the Abbotsford-Mission CMA.

Vacancy Rates Decline in the Abbotsford-Mission CMA

The apartment vacancy rate declined a full percentage point from 4.2 per cent in 2012 to 3.2 per cent in 2013 in the Abbotsford-Mission Census Metropolitan Area (CMA).

Figure 8

(Figure 8) A slight decline in the number of purpose built apartment accommodations and steady rental demand supported by employment and population growth helped drop the apartment vacancy rate below 4.0 per cent for the first time since 2009. Modest additions to the secondary rental stock in 2013 did not off-set the declines in the purpose-built apartment rental stock.

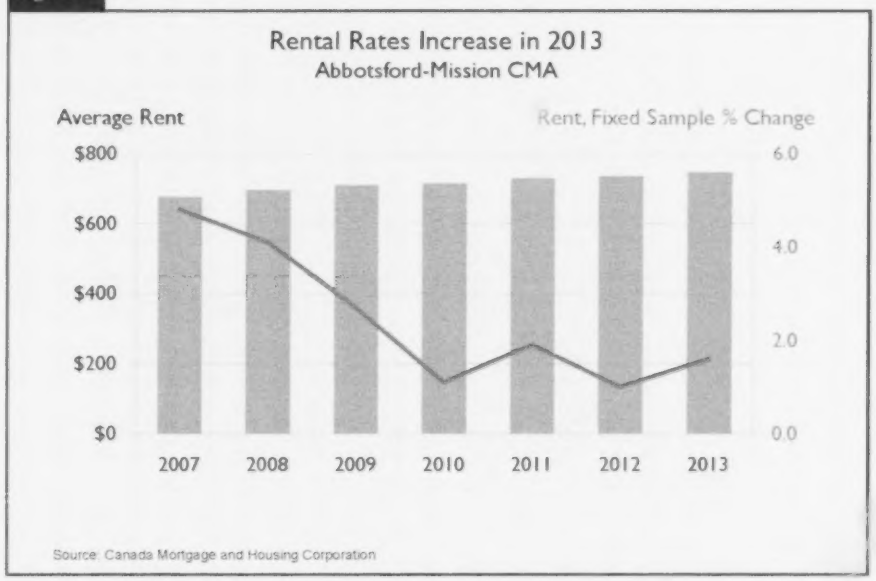
The total purpose built apartment rental stock in the Abbotsford-Mission CMA declined by 40 units from 2012 and 2013. Though these units represent only a fraction of the purpose-built universe, the amount

was enough to lower the apartment vacancy rate. With the majority of the rental stock in the Abbotsford-Mission CMA being over 20 years in age, the decline in the purpose built stock is due to the renovation and upgrading of suites to compete with newer rental units. The majority of these units that were temporarily removed from the rental universe were in Mission.

Employment gains in 2013 have helped to keep rental demand steady. Job growth in the Abbotsford-Mission CMA has been the highest among all the CMAs in the province this year. However, year-over-year employment growth has been in part-time positions while the number of full-time jobs has remained steady. With more part-time employment, renting tends to be the economical choice over homeownership.

Population growth and employment gains among young adults in the region have contributed to steady rental demand. Over one-third of the population growth from 2012 and 2013 in the Abbotsford-Mission CMA came from the 20-34 age cohort.[5] Part of the population growth may be due to an increase in youth employment, which is up 29 per cent in the first nine months of 2013 compared to the same time last year. Also school enrolment at the University of the Fraser Valley, Abbotsford campus

Figure 9



as been on the rise with an annual growth rate of 2.5 per cent.[6]

The secondary rental market added little to the overall rental stock this year. Housing starts in 2011 and 2012 have been below the long term average in the Abbotsford-Mission CMA, lowering the number of completed units available for rental purposes. Multi-family strata titled units (apartment condominiums and townhomes), a major contributor to the secondary rental market during the last five years, are estimated to have added only 32 suites this year, much lower than the high of 164 suites five years earlier.[7]

Vacancy rates declined compared to last fall for almost all bedroom types in the Abbotsford-Mission CMA. One bedroom and two bedroom suites had a full percentage point drop from the previous year. Bachelor units moved down to 4.1 per cent compared to 5.0 per cent in 2012. Further, most demand for rental has been in Abbotsford City rather than Mission. The number of rented units increased slightly over 2012 levels in Abbotsford City, while the number of rented units decreased slightly in Mission in the same time period.[8]

[5] BC Stats P.E.O.P.L.E. 2013 population estimates and projections.

[6] University of Fraser Valley Quick Facts for 2012.

[7] Rental strata units is calculated by taking a conservative estimate of 20 per cent of the total number of completed multi-family strata units between two consecutive fall rental surveys. The percentage of 20 per cent is used based on past calculations of strata units that are used for rental purposes.

[8] The number of rented units is the number of vacant units minus the number of private apartment units in rental universe.

A Rise in Demand and Fewer Apartment Units Raised Rental Rates

The fixed-sample rent increased by 1.6 per cent in October 2013, higher than the 1.0 per cent increase the previous year but below the 2013 provincial average increase of 1.9 per cent.[9] The average apartment rent in Abbotsford-Mission CMA was $746 in 2013. (Figure 9) For a two-bedroom apartment, the average rent was $820 per month. A slight rise in rental demand, especially for bachelor units, in Abbotsford City and a decline in purpose built apartment units in Mission contributed to average rents above 2012 levels.

Demand increased for smaller sized units in Abbotsford City as bachelor suites recorded stronger rent increases compared to 2012. The average same sample rent for bachelor units increased 7.5 per cent in Abbotsford City while decreasing 0.7 per cent in Mission. Part of the rent increase may be due to a higher availability rate for bachelor suites recorded this year over last year in Abbotsford City. When a apartment unit becomes available for a new tenant, apartment owners can raise rents to reflect the annual allowable rent increase and any renovations and improvements.[10]

Slightly higher demand of one-bedroom units in 2013 contributed to higher rents for this unit type in Abbotsford City. The universe of one-bedroom units in Abbotsford City remained steady, decreasing by only 6 units between last year and this year. The average same sample rent for one-bedroom suites in Abbotsford City rose 2.5 per cent in 2013 above 2012 levels.

Rents in Mission remained stable as a decline of 28 one-bedroom units off-set lower rental demand for this unit type. The 28 unit decline represented a seven per cent decline in the total rental universe in Mission, and totalled just over two-thirds of the total decline in rental units in the Abbotsford-Mission CMA. The overall average rent in Mission remained the same as last year's average of $667.

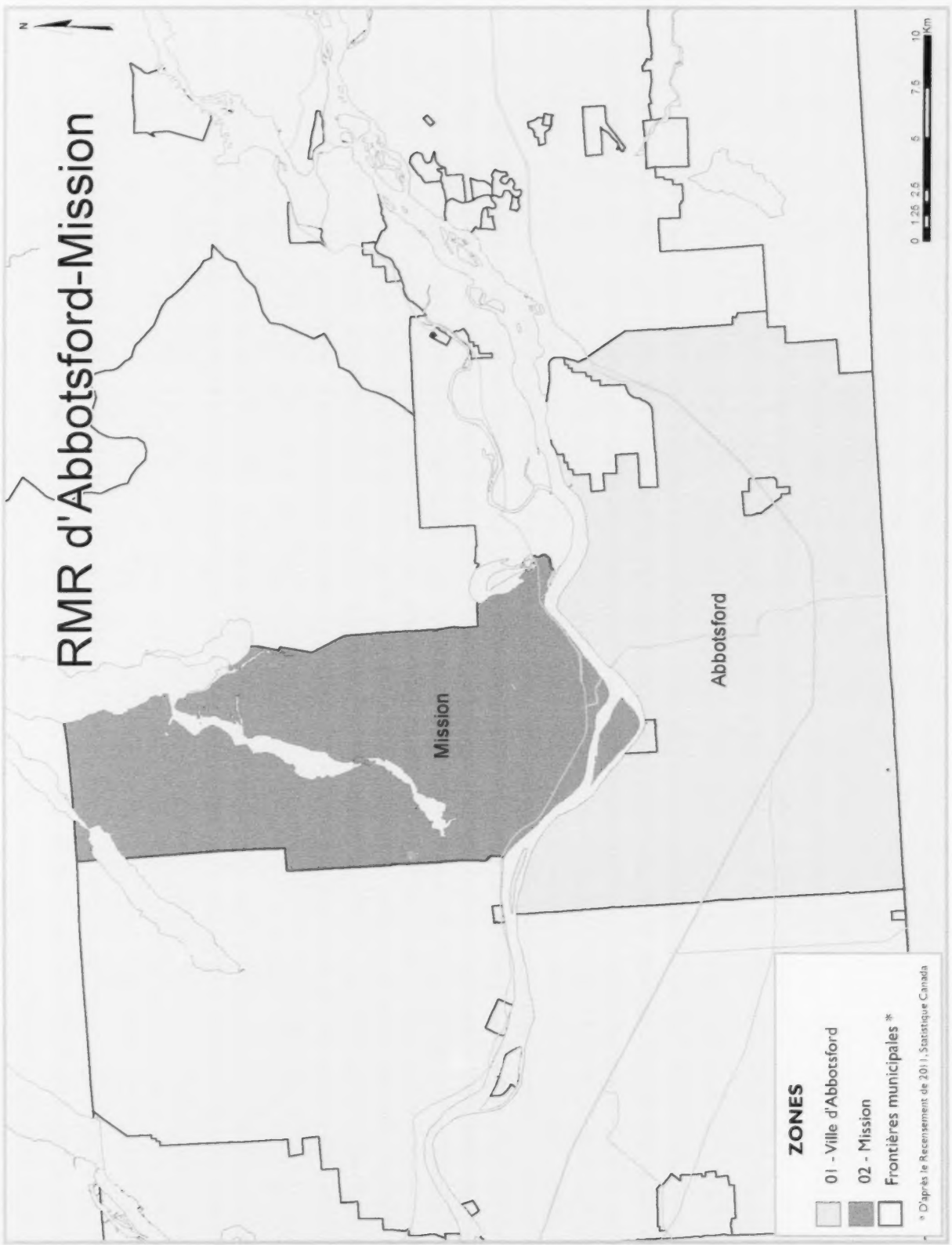
Lower vacancy rates for lower-priced apartments suggest that some renters may be sensitive to costs. Compared to 2012, vacancy rates for units with a monthly rent below $900 per month declined in the Abbotsford-Mission CMA , while vacancy rates for units $900 per month and above increased. This is partly explained by the increase in part-time employment resulting in renters seeking lower-priced accommodations. As well, average weekly earnings have not grown over 2012 levels. Average weekly earnings in the Abbotsford-Mission CMA were down three per cent by the end of the third quarter of 2013. In 2012, average weekly earnings rose seven per cent during that time period, and vacancy rates for units renting in the range $900-$999 dropped from 4.3 per cent in October 2011 to 1.3 per cent in October 2012.

In Table 1.2.2, the difference in the average rent for a unit in buildings constructed between 1960-1974 and 1990-1999 was under $81. The renovation of older suites, particular those constructed from 1960-1974, by apartment owners are being done to better compete with newer rental units. Rent levels are highest for newer rental apartments constructed after 1999. The average apartment rent for buildings constructed after 1999 was $884.

[9] This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

[10] BC Residential Tenancy Act.

Vancouver CMA
N
0 1.5 3 6 9 Km
ZONES
01 - West End, Stanley Park
02 - English Bay
03 - Downtown
04 - South Granville/Oak
05 - Kitsilano/Point Grey
06 - Westside/Kerrisdale
07 - Marpole
08 - Mount Pleasant/ Renfrew Heights
09 - East Hastings
10 - Southeast Vancouver
11 - UEL
12 - Central Park/Metrotown
13 - Southeast Burnaby
14 - North Burnaby
15 - New Westminster
16 - North Vancouver City
17 - North Vancouver DM
18 - West Vancouver
19 - Richmond
20 - Delta
21 - Surrey
22 - White Rock
23 - Langley City & Langley DM
24 - Tri-Cities
25 - Pitt Meadows/Maple Ridge
Municipal Boundaries*
* 2011 Census boundaries Statistics Canada


RMR d'Abbotsford-Mission
N
Mission
Abbotsford
0 1.25 2.5 5 7.5 10 Km
ZONES
01 - Ville d'Abbotsford
02 - Mission
Frontières municipales *
* D'après le Recensement de 2011, Statistique Canada

RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	**West End, Stanley Park** is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	**English Bay** runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	**Downtown** is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	**West End/Downtown**
Zone 4	**South Granville/Oak** is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	**Kitsilano/Point Grey** is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	**Westside/Kerrisdale** is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaugnessy and Oakridge.
Zone 7	**Marpole** is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	**Mount Pleasant/Renfrew Heights** is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	**East Hastings** is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	**Southeast Vancouver** includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	**Vancouver City**
Zone 11	**University Endowment Lands** includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	**Central Park/Metrotown** is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	**Southeast Burnaby** extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	**North Burnaby** is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	**Burnaby City**
Zone 15	**New Westminster** is the city boundaries.
Zone 16	**North Vancouver City** is the city boundaries.
Zone 17	**North Vancouver DM** is the district boundaries.
Zone 18	**West Vancouver** is the district boundaries.
Zone 19	**Richmond** is the city boundaries.
Zone 20	**Delta** is the corporation boundaries.
Zone 21	**Surrey** is the city boundaries.
Zone 22	**White Rock** is the city boundaries.
Zone 23	**Langley City and Langley DM** includes both the city and township boundaries.
Zone 24	**Tri-Cities** consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	**Pitt Meadows/Maple Ridge** is the district boundaries for both municipalities.
Zones 1-25	**Vancouver CMA**

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	**Abbotsford City** - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.03, 0008.04, 0009.01, 0009.02, 0010.00, 0011.00, 0012.01, 0012.02, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.03, 0106.04, 0106.05 and 0106.06.
Zone 2	**Mission** - Includes census tracts 0200.00, 0201.01, 0201.02, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	**Abbotsford CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	**North Shore** includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	**Burrard Pennisula** includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	**Vancouver Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), and Zone 11 (University Endowment Lands).
Sub Area 4	**Vancouver Eastside** includes RMS Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings) and Zone 10 (Southeast Vancouver)
Sub Areas 3-4	**Vancouver East/Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3-4	**City of Vancouver**
Sub Area 5	**Suburban Vancouver** includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 6	**Fraser Valley** includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-6	**Vancouver CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	0.4	1.1	0.9	0.7	1.2	1.3	0.0	0.0	0.8	0.8
English Bay	0.9	0.3	0.9	0.8	1.9	0.6	0.0	0.0	1.0	0.7
Downtown	0.8	0.9	1.0	1.1	1.3	0.9	0.0	2.1	1.0	1.0
West End/Downtown (Zones 1-3)	**0.8**	**0.8**	**0.9**	**0.9**	**1.4**	**0.9**	**0.0**	**0.9**	**1.0**	**0.9**
South Granville/Oak	1.0	1.5	0.6	1.1	0.6	0.7	0.0	**	0.7	1.1
Kitsilano/Point Grey	0.7	0.6	1.6	0.7	0.9	1.0	**	0.0	1.3	0.8
Westside/Kerrisdale	1.5	0.0	1.4	1.2	1.7	1.0	1.2	0.0	1.5	1.0
Marpole	1.0	0.9	1.6	2.5	1.8	3.0	0.0	0.0	1.6	2.4
Mount Pleasant/Renfrew Heights	0.6	0.4	1.0	0.4	1.1	0.7	0.0	0.0	0.9	0.4
East Hastings	1.5	1.4	1.4	1.5	0.3	0.9	0.0	**	1.2	1.4
Southeast Vancouver	1.4	1.0	1.8	2.2	1.0	0.5	1.6	0.0	1.5	1.5
City of Vancouver (Zones 1-10)	**0.9**	**0.9**	**1.1**	**1.1**	**1.1**	**1.0**	**0.6**	**0.6**	**1.1**	**1.0**
University Endowment Lands	0.0	0.0	0.0	0.4	0.9	0.7	0.0	0.0	0.4	0.5
Central Park/Metrotown	1.1	1.4	1.7	1.7	2.0	1.5	0.0	0.0	1.7	1.6
Southeast Burnaby	1.7	2.9	2.2	2.9	3.0	1.0	3.9	1.8	2.5	2.3
North Burnaby	1.7	2.3	2.2	2.6	3.4	1.7	2.9	6.8	2.6	2.5
Burnaby (Zones 12-14)	**1.4**	**2.0**	**1.9**	**2.1**	**2.7**	**1.5**	**2.9**	**3.9**	**2.1**	**2.0**
New Westminster	**2.1**	**1.3**	**2.2**	**2.4**	**2.6**	**2.3**	**0.8**	**1.6**	**2.3**	**2.2**
North Vancouver City	0.4	0.4	1.1	1.2	0.4	0.7	0.0	0.0	0.8	0.9
North Vancouver DM	0.6	0.0	1.1	0.0	1.2	2.9	0.0	3.5	0.9	1.3
West Vancouver	0.6	1.3	1.1	0.4	0.8	1.2	**	1.1	0.9	0.8
Richmond	0.0	2.3	1.7	2.9	1.7	2.6	0.7	1.3	1.5	2.7
Delta	0.0	7.5	1.6	2.1	2.2	2.7	2.9	2.8	1.8	2.6
Surrey	**3.5**	**1.4**	**5.2**	**5.1**	**6.5**	**3.5**	**7.2**	**5.4**	**5.9**	**4.4**
White Rock	2.6	2.5	2.9	4.4	4.7	2.8	0.0	0.0	3.3	3.9
Langley City and Langley DM	10.3	4.5	4.8	2.1	3.5	2.0	2.0	0.0	4.4	2.1
Tri-Cities	2.2	3.1	2.7	2.7	4.3	3.7	2.0	5.0	3.2	3.2
Maple Ridge/Pitt Meadows	**	14.3	5.8	3.3	3.4	4.9	7.3	0.0	4.9	3.9
Vancouver CMA	**1.1**	**1.1**	**1.7**	**1.6**	**2.4**	**1.9**	**2.4**	**2.7**	**1.8**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	902	938	1,145	1,188	1,803	1,863	2,958	3,004	1,200	1,239
English Bay	919	951	1,142	1,172	1,705	1,715	2,404	2,452	1,174	1,202
Downtown	1,047	996	1,219	1,222	1,897	1,811	2,535	2,590	1,272	1,246
West End/Downtown (Zones 1-3)	**985**	**975**	**1,179**	**1,198**	**1,823**	**1,794**	**2,664**	**2,689**	**1,227**	**1,230**
South Granville/Oak	868	908	1,104	1,140	1,563	1,610	2,040	2,005	1,160	1,193
Kitsilano/Point Grey	882	907	1,102	1,140	1,571	1,620	**	2,321	1,169	1,205
Westside/Kerrisdale	838	857	1,116	1,124	1,723	1,731	2,515	2,503	1,321	1,335
Marpole	714	748	840	850	1,115	1,122	1,244	1,196	878	889
Mount Pleasant/Renfrew Heights	832	879	915	948	1,213	1,275	1,574	1,459	968	997
East Hastings	845	816	887	893	1,142	1,179	1,241	1,340	922	926
Southeast Vancouver	828	862	930	955	1,260	1,282	1,166	1,262	1,028	1,058
City of Vancouver (Zones 1-10)	**910**	**917**	**1,067**	**1,090**	**1,522**	**1,541**	**1,945**	**1,964**	**1,128**	**1,144**
University Endowment Lands	**	944	1,316	1,347	1,826	1,891	2,195	2,279	1,587	1,633
Central Park/Metrotown	797	821	904	915	1,151	1,180	1,452	1,465	966	981
Southeast Burnaby	679	668	791	811	967	1,003	1,164	1,218	856	877
North Burnaby	743	752	913	924	1,164	1,193	1,351	1,373	994	1,009
Burnaby (Zones 12-14)	**757**	**768**	**888**	**900**	**1,119**	**1,150**	**1,310**	**1,340**	**955**	**971**
New Westminster	**675**	**684**	**801**	**818**	**1,074**	**1,090**	**1,301**	**1,345**	**866**	**884**
North Vancouver City	831	848	957	1,005	1,216	1,247	1,438	1,541	1,021	1,067
North Vancouver DM	882	908	1,021	1,068	1,282	1,385	1,445	1,496	1,130	1,190
West Vancouver	941	977	1,248	1,281	2,048	1,996	2,855	2,779	1,519	1,511
Richmond	749	796	947	953	1,133	1,177	1,337	1,408	1,030	1,060
Delta	622	641	776	797	995	1,009	1,071	1,167	868	892
Surrey	**614**	**632**	**723**	**751**	**886**	**921**	**1,015**	**1,080**	**813**	**846**
White Rock	712	735	840	837	1,030	1,035	1,429	1,382	883	884
Langley City and Langley DM	638	638	758	792	919	972	1,062	1,096	828	868
Tri-Cities	677	702	794	807	989	993	1,169	1,170	877	887
Maple Ridge/Pitt Meadows	671	636	709	708	922	887	1,048	1,068	800	787
Vancouver CMA	**864**	**876**	**982**	**1,005**	**1,261**	**1,281**	**1,480**	**1,498**	**1,047**	**1,067**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	719	716	2,640	2,645	479	477	39	39	3,877	3,877
English Bay	906	873	5,070	5,146	679	686	29	27	6,684	6,732
Downtown	2,057	2,170	6,678	6,770	1,194	1,147	41	41	9,970	10,128
West End/Downtown (Zones 1-3)	**3,682**	**3,759**	**14,388**	**14,561**	**2,352**	**2,310**	**109**	**107**	**20,531**	**20,737**
South Granville/Oak	1,311	1,294	4,799	4,823	1,403	1,397	47	56	7,560	7,570
Kitsilano/Point Grey	873	861	4,934	4,929	1,265	1,280	46	46	7,118	7,116
Westside/Kerrisdale	197	204	1,731	1,718	940	929	95	98	2,963	2,949
Marpole	375	374	2,908	2,900	712	716	20	22	4,015	4,012
Mount Pleasant/Renfrew Heights	879	953	4,220	4,307	928	936	75	81	6,102	6,277
East Hastings	821	827	3,269	3,279	743	743	67	71	4,900	4,920
Southeast Vancouver	227	218	1,110	1,131	638	624	64	57	2,039	2,030
City of Vancouver (Zones 1-10)	**8,365**	**8,490**	**37,359**	**37,648**	**8,981**	**8,935**	**523**	**538**	**55,228**	**55,611**
University Endowment Lands	12	12	485	485	444	445	55	55	996	997
Central Park/Metrotown	373	373	4,308	4,301	1,638	1,634	56	56	6,375	6,364
Southeast Burnaby	146	144	1,359	1,361	721	700	148	142	2,374	2,347
North Burnaby	291	290	2,325	2,305	1,121	1,121	203	197	3,940	3,913
Burnaby (Zones 12-14)	**810**	**807**	**7,992**	**7,967**	**3,480**	**3,455**	**407**	**395**	**12,689**	**12,624**
New Westminster	**779**	**774**	**5,057**	**5,021**	**2,033**	**2,011**	**132**	**126**	**8,001**	**7,932**
North Vancouver City	513	491	3,558	3,542	1,714	1,717	28	32	5,813	5,782
North Vancouver DM	180	180	355	358	303	315	115	116	953	969
West Vancouver	237	232	1,299	1,315	699	688	94	94	2,329	2,329
Richmond	196	219	1,162	1,166	1,072	1,140	143	149	2,573	2,674
Delta	71	67	800	806	675	731	34	36	1,580	1,640
Surrey	**85**	**85**	**2,651**	**2,646**	**2,456**	**2,448**	**386**	**385**	**5,578**	**5,564**
White Rock	76	76	936	934	376	374	9	9	1,397	1,393
Langley City and Langley DM	86	87	996	1,015	929	929	52	52	2,063	2,083
Tri-Cities	184	192	2,408	2,464	1,629	1,677	197	200	4,418	4,533
Maple Ridge/Pitt Meadows	15	14	840	802	539	545	55	55	1,449	1,416
Vancouver CMA	**11,609**	**11,726**	**65,898**	**66,169**	**25,330**	**25,410**	**2,230**	**2,242**	**105,067**	**105,547**

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	1.1	2.0	1.4	1.4	1.6	2.3	2.7	**	1.4	1.7
English Bay	2.1	1.0	1.7	1.7	1.9	1.6	0.0	7.4	1.8	1.6
Downtown	2.0	1.7	2.5	2.2	2.2	1.9	2.4	2.1	2.3	2.1
West End/Downtown (Zones 1-3)	1.8	1.6	2.0	1.9	2.0	1.9	1.9	4.7	2.0	1.9
South Granville/Oak	2.2	2.6	1.4	1.6	1.4	1.4	0.0	**	1.5	1.8
Kitsilano/Point Grey	0.9	1.6	2.3	1.3	2.3	2.3	**	0.0	2.1	1.5
Westside/Kerrisdale	1.5	0.5	1.6	1.8	2.7	1.5	1.2	0.0	1.9	1.6
Marpole	2.2	0.9	2.4	2.8	2.9	3.7	0.0	0.0	2.4	2.8
Mount Pleasant/Renfrew Heights	1.3	0.5	1.6	1.2	**	1.5	0.0	0.0	1.6	1.1
East Hastings	1.9	1.9	2.0	2.1	0.7	2.2	0.0	**	1.8	2.1
Southeast Vancouver	2.7	2.4	3.1	3.5	3.3	2.0	1.6	0.0	3.1	2.8
City of Vancouver (Zones 1-10)	1.8	1.6	2.0	1.8	2.1	2.0	0.9	1.4	1.9	1.8
University Endowment Lands	0.0	0.0	0.0	0.8	0.9	1.3	0.0	1.8	0.4	1.1
Central Park/Metrotown	2.7	1.9	3.0	2.7	2.8	2.3	0.0	**	2.9	2.6
Southeast Burnaby	3.3	2.9	4.1	4.0	3.3	1.6	5.3	2.4	3.9	3.1
North Burnaby	4.1	2.3	3.5	3.3	4.1	3.0	2.9	7.7	3.7	3.4
Burnaby (Zones 12-14)	3.3	2.2	3.3	3.1	3.3	2.4	3.4	5.1	3.3	2.9
New Westminster	2.2	1.6	3.1	3.3	3.6	3.1	0.8	1.6	3.1	3.0
North Vancouver City	1.8	1.2	2.0	1.9	1.3	1.2	0.0	0.0	1.8	1.6
North Vancouver DM	4.4	1.7	3.1	1.4	2.7	3.5	2.8	5.3	3.2	2.6
West Vancouver	3.4	2.6	1.9	0.9	1.0	1.8	1.2	2.1	1.8	1.4
Richmond	1.5	3.7	3.4	3.3	2.5	3.9	2.1	1.3	2.8	3.5
Delta	0.0	7.5	1.9	2.1	2.8	2.7	2.9	2.8	2.2	2.6
Surrey	3.5	1.4	5.6	5.3	6.8	3.7	7.7	5.4	6.3	4.6
White Rock	2.6	2.5	3.3	4.8	5.0	3.0	0.0	0.0	3.7	4.2
Langley City and Langley DM	11.4	5.5	5.3	3.4	4.0	2.9	2.0	0.0	4.9	3.2
Tri-Cities	3.8	4.7	3.6	4.0	5.6	5.3	4.5	5.0	4.4	4.6
Maple Ridge/Pitt Meadows	**	14.3	6.8	4.5	4.8	5.5	7.3	0.0	6.0	4.8
Vancouver CMA	**2.1**	**1.9**	**2.6**	**2.4**	**3.2**	**2.7**	**3.2**	**3.2**	**2.7**	**2.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
West End/Stanley Park	3.8	3.2	3.6	3.1	6.3	**	2.7	++	3.7	3.1
English Bay	1.8	3.7	2.7	2.3	2.7	++	2.6	1.5	2.9	1.8
Downtown	2.5	2.4	3.0	2.2	1.8	3.4	**	4.1	2.9	2.1
West End/Downtown (Zones 1-3)	**2.6**	**3.0**	**3.0**	**2.4**	**2.9**	**2.2**	**3.5**	**2.4**	**3.0**	**2.2**
South Granville/Oak	2.9	1.8	2.2	3.5	1.6	2.6	**	++	2.1	3.0
Kitsilano/Point Grey	1.4	3.5	3.2	2.1	**	**	++	++	2.7	2.4
Westside/Kerrisdale	1.4	3.3	2.0	0.6	2.0	0.8	**	++	1.8	++
Marpole	2.6	3.7	2.6	1.6	3.4	++	++	++	3.2	1.5
Mount Pleasant/Renfrew Heights	4.3	4.1	2.4	3.7	++	3.0	++	++	3.1	3.5
East Hastings	4.1	++	2.7	**	4.7	++	++	++	2.6	1.3
Southeast Vancouver	1.8	3.1	1.5	2.0	2.7	1.3	4.2	**	2.2	1.7
City of Vancouver (Zones 1-10)	**2.7**	**2.8**	**2.7**	**2.4**	**2.5**	**1.9**	**4.0**	**2.3**	**2.7**	**2.2**
University Endowment Lands	**	**	1.8	2.6	-1.0	2.8	-3.6	3.5	++	2.8
Central Park/Metrotown	1.5	2.2	1.5	1.3	2.2	2.6	5.7	**	1.7	1.6
Southeast Burnaby	2.9	++	1.6	3.3	3.1	2.5	2.5	2.0	2.2	2.7
North Burnaby	3.8	1.2	2.8	1.5	2.3	2.5	0.8	3.2	2.2	2.0
Burnaby (Zones 12-14)	**2.4**	**1.4**	**1.9**	**1.7**	**2.4**	**2.6**	**3.2**	**	**2.0**	**1.9**
New Westminster	**2.3**	**++**	**1.7**	**2.5**	**2.6**	**1.8**	**++**	**3.5**	**1.7**	**1.9**
North Vancouver City	2.3	2.5	2.0	4.2	2.7	3.2	++	++	2.3	3.5
North Vancouver DM	1.1	5.5	4.9	3.7	4.0	3.5	9.2	7.2	4.2	3.5
West Vancouver	++	++	3.7	++	4.9	++	++	++	4.4	++
Richmond	3.3	2.4	1.2	0.8	1.7	++	1.0	++	1.2	++
Delta	1.1	5.3	3.8	1.7	4.6	1.4	3.8	3.2	4.1	1.9
Surrey	++	0.6	++	3.6	++	3.7	2.9	5.6	0.3	4.2
White Rock	++	1.4	2.8	++	2.6	++	2.3	-8.2	2.8	++
Langley City and Langley DM	1.7	1.0	++	5.9	++	**	-2.3	3.8	++	5.7
Tri-Cities	1.3	3.8	1.1	1.3	1.5	1.3	-3.1	1.9	0.8	1.3
Maple Ridge/Pitt Meadows	**	++	1.7	-1.0	2.1	-1.3	**	3.2	2.7	-1.2
Vancouver CMA	**2.5**	**2.4**	**2.3**	**2.4**	**2.3**	**2.1**	**2.0**	**2.2**	**2.3**	**2.2**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
City of Vancouver (Zones 1-10)										
Pre 1960	1.0	1.2	1.3	1.2	1.2	0.9	0.7	1.4	1.2	1.1
1960 - 1974	0.7	0.8	1.1	0.9	1.0	0.7	0.7	0.6	1.0	0.9
1975 - 1989	2.1	0.5	0.7	0.9	1.1	1.8	0.0	0.0	0.9	1.1
1990 - 1999	0.7	0.0	1.2	1.6	1.5	1.6	0.0	0.0	1.2	1.3
2000+	1.2	1.2	1.0	2.0	1.1	0.6	4.0	**	1.1	1.5
Total	0.9	0.9	1.1	1.1	1.1	1.0	0.6	0.6	1.1	1.0
Burnaby (Zones 12-14)										
Pre 1960	4.9	4.8	2.5	2.7	3.7	2.9	4.9	3.6	3.2	2.9
1960 - 1974	0.6	2.0	2.0	2.1	2.2	1.2	2.4	3.6	2.0	1.9
1975 - 1989	3.1	0.0	1.4	1.9	4.5	2.2	**	**	2.6	1.9
1990 - 1999	-	-	**	**	2.6	0.0	-	-	1.6	0.0
2000+	**	**	**	**	**	**	-	-	**	**
Total	1.4	2.0	1.9	2.1	2.7	1.5	2.9	3.9	2.1	2.0
New Westminster										
Pre 1960	2.7	3.0	2.7	4.4	2.3	1.3	0.0	0.0	2.5	3.6
1960 - 1974	2.1	1.2	2.3	2.3	2.4	2.5	0.9	0.9	2.3	2.2
1975 - 1989	1.1	0.0	1.3	0.6	1.2	2.7	-	-	1.3	1.2
1990 - 1999	**	**	1.8	1.9	8.2	**	**	**	4.7	0.9
2000+	**	**	**	**	**	**	-	**	**	**
Total	2.1	1.3	2.2	2.4	2.6	2.3	0.8	1.6	2.3	2.2
Surrey										
Pre 1960	**	**	0.0	17.7	6.0	1.7	**	**	3.7	3.5
1960 - 1974	17.1	6.9	5.8	5.7	6.7	5.0	8.7	7.3	6.5	5.6
1975 - 1989	0.0	0.0	3.6	4.0	8.6	1.9	6.5	0.0	5.6	2.9
1990 - 1999	-	-	1.3	2.7	3.7	1.7	1.9	0.0	3.1	1.7
2000+	-	-	**	**	**	**	-	-	**	**
Total	3.5	1.4	5.2	5.1	6.5	3.5	7.2	5.4	5.9	4.4
Vancouver CMA										
Pre 1960	1.2	1.3	1.5	1.5	1.6	1.1	1.8	1.8	1.5	1.4
1960 - 1974	0.9	1.1	1.8	1.6	2.4	2.0	2.7	3.3	1.8	1.7
1975 - 1989	2.0	0.9	1.5	1.7	3.2	2.2	2.3	1.7	2.1	1.8
1990 - 1999	0.7	0.0	1.3	1.6	2.0	1.4	1.9	0.0	1.6	1.3
2000+	1.1	1.5	1.0	2.3	1.9	2.4	1.3	3.5	1.3	2.2
Total	1.1	1.1	1.7	1.6	2.4	1.9	2.4	2.7	1.8	1.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
City of Vancouver (Zones 1-10)										
Pre 1960	850	869	1,025	1,043	1,423	1,473	1,961	1,974	1,073	1,098
1960 - 1974	873	911	1,054	1,083	1,545	1,578	2,051	2,112	1,087	1,116
1975 - 1989	814	839	949	997	1,396	1,414	1,696	1,564	1,070	1,098
1990 - 1999	994	997	1,076	1,052	1,380	1,416	1,702	1,691	1,170	1,170
2000+	1,443	1,110	1,517	1,499	2,061	1,968	2,743	2,829	1,659	1,543
Total	910	917	1,067	1,090	1,522	1,541	1,945	1,964	1,128	1,144
Burnaby (Zones 12-14)										
Pre 1960	624	653	794	798	947	970	1,121	1,172	857	864
1960 - 1974	782	788	889	903	1,140	1,161	1,365	1,389	960	974
1975 - 1989	686	706	919	924	1,156	1,216	**	**	978	1,003
1990 - 1999	-	-	**	**	1,042	1,061	-	-	981	1,001
2000+	**	**	**	**	**	**	-	-	**	**
Total	757	768	888	900	1,119	1,150	1,310	1,340	955	971
New Westminster										
Pre 1960	602	632	757	768	923	941	1,145	1,190	779	793
1960 - 1974	685	696	802	821	1,037	1,062	1,323	1,362	854	875
1975 - 1989	683	677	839	853	1,089	1,077	-	-	906	910
1990 - 1999	**	**	804	774	1,079	1,008	**	**	948	893
2000+	**	**	**	**	**	**	-	**	**	**
Total	675	684	801	818	1,074	1,090	1,301	1,345	866	884
Surrey										
Pre 1960	**	**	622	679	780	896	**	**	787	883
1960 - 1974	581	577	707	732	844	872	1,002	1,028	786	812
1975 - 1989	639	662	748	779	921	955	1,088	1,412	822	860
1990 - 1999	-	-	827	880	945	986	1,054	1,197	935	986
2000+	-	-	**	**	**	**	-	-	**	**
Total	614	632	723	751	886	921	1,015	1,080	813	846
Vancouver CMA										
Pre 1960	831	851	989	1,006	1,305	1,352	1,558	1,619	1,038	1,062
1960 - 1974	833	865	965	992	1,222	1,241	1,457	1,453	1,016	1,040
1975 - 1989	763	780	879	910	1,140	1,159	1,351	1,325	967	992
1990 - 1999	990	993	1,038	1,022	1,241	1,264	1,446	1,508	1,123	1,127
2000+	1,424	1,100	1,440	1,424	1,837	1,813	2,196	2,316	1,579	1,509
Total	864	876	982	1,005	1,261	1,281	1,480	1,498	1,047	1,067

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
City of Vancouver (Zones 1-10)										
3 to 5 Units	**	0.0	**	**	**	**	**	0.0	2.3	1.3
6 to 19 Units	0.7	1.3	1.6	1.5	1.2	1.0	0.0	**	1.4	1.4
20 to 49 Units	1.0	1.1	1.0	1.0	1.0	1.2	0.5	0.4	1.0	1.0
50 to 99 Units	0.7	0.6	0.9	0.7	0.9	0.8	0.0	0.0	0.8	0.7
100 to 199 Units	0.9	0.8	1.0	1.3	1.5	0.3	8.4	9.1	1.1	1.1
200+ Units	0.7	0.0	0.2	0.5	0.0	0.9	**	**	0.3	0.4
Total	0.9	0.9	1.1	1.1	1.1	1.0	0.6	0.6	1.1	1.0
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	**	**	**	**	**	**
6 to 19 Units	**	4.5	3.6	2.8	2.9	1.5	0.0	0.0	3.3	2.5
20 to 49 Units	0.7	2.9	2.0	1.7	1.2	1.3	3.2	1.6	1.8	1.6
50 to 99 Units	2.0	0.0	1.2	2.7	2.2	1.3	2.8	10.3	1.6	2.3
100 to 199 Units	0.0	1.1	1.1	1.5	5.0	2.1	**	**	2.2	1.6
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	1.4	2.0	1.9	2.1	2.7	1.5	2.9	3.9	2.1	2.0
New Westminster										
3 to 5 Units	**	**	**	**	0.0	**	**	**	**	**
6 to 19 Units	3.7	0.9	2.5	3.0	3.4	2.2	0.0	0.0	2.8	2.6
20 to 49 Units	2.9	1.2	3.0	2.7	3.9	1.5	0.0	0.0	3.1	2.3
50 to 99 Units	0.6	0.6	1.4	1.7	2.3	3.4	1.6	3.2	1.6	2.2
100 to 199 Units	0.0	3.1	0.6	1.1	0.3	0.6	0.0	0.0	0.4	1.2
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	2.1	1.3	2.2	2.4	2.6	2.3	0.8	1.6	2.3	2.2
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	8.7	10.5	13.5	14.3	12.0	6.9	11.1	4.2	12.2	8.6
20 to 49 Units	**	**	4.5	3.5	7.0	3.9	2.9	1.9	5.8	3.5
50 to 99 Units	9.1	0.0	5.7	5.7	6.6	3.4	9.1	7.8	6.3	4.9
100 to 199 Units	-	-	**	**	**	**	**	**	**	**
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	3.5	1.4	5.2	5.1	6.5	3.5	7.2	5.4	5.9	4.4
Vancouver CMA										
3 to 5 Units	**	**	3.0	2.1	**	2.3	2.2	**	2.6	2.1
6 to 19 Units	1.3	1.7	2.0	2.0	2.0	1.8	2.4	2.6	1.9	1.9
20 to 49 Units	1.2	1.3	1.7	1.5	2.1	1.6	1.5	1.0	1.7	1.5
50 to 99 Units	1.1	0.9	1.8	2.0	3.0	2.5	4.2	4.8	2.1	2.0
100 to 199 Units	0.7	0.8	0.9	1.2	2.2	0.9	1.6	1.3	1.2	1.1
200+ Units	0.5	0.4	0.7	0.8	3.2	3.1	**	**	1.2	1.4
Total	1.1	1.1	1.7	1.6	2.4	1.9	2.4	2.7	1.8	1.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
City of Vancouver (Zones 1-10)										
3 to 5 Units	681	772	938	899	1,237	1,289	1,675	1,581	1,116	1,083
6 to 19 Units	803	812	945	965	1,369	1,408	1,778	1,840	1,031	1,050
20 to 49 Units	855	876	1,010	1,037	1,484	1,520	1,840	1,869	1,070	1,098
50 to 99 Units	918	974	1,127	1,160	1,630	1,666	2,492	2,522	1,164	1,195
100 to 199 Units	1,112	991	1,258	1,257	1,965	1,829	3,028	2,845	1,333	1,286
200+ Units	1,030	1,069	1,276	1,332	1,751	1,857	**	**	1,282	1,340
Total	910	917	1,067	1,090	1,522	1,541	1,945	1,964	1,128	1,144
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	716	790	**	945	1,273	1,344	931	1,034
6 to 19 Units	660	673	819	820	988	1,004	1,325	1,421	876	880
20 to 49 Units	711	715	840	852	1,053	1,076	1,171	1,198	899	913
50 to 99 Units	707	715	852	859	1,098	1,124	1,505	1,549	928	940
100 to 199 Units	966	970	1,055	1,067	1,322	1,372	**	**	1,125	1,146
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	757	768	888	900	1,119	1,150	1,310	1,340	955	971
New Westminster										
3 to 5 Units	**	**	636	654	820	836	**	**	771	789
6 to 19 Units	601	608	754	758	928	928	1,246	1,223	772	778
20 to 49 Units	679	691	782	806	1,019	1,045	1,301	1,292	826	848
50 to 99 Units	670	670	823	833	1,159	1,158	1,346	1,395	926	939
100 to 199 Units	749	758	894	919	1,119	1,152	**	**	957	985
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	675	684	801	818	1,074	1,090	1,301	1,345	866	884
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	475	494	672	696	813	863	956	1,021	786	829
20 to 49 Units	**	**	748	750	898	933	1,025	1,087	861	888
50 to 99 Units	600	625	719	752	887	924	1,020	1,089	802	838
100 to 199 Units	-	-	**	**	**	**	**	**	**	**
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	614	632	723	751	886	921	1,015	1,080	813	846
Vancouver CMA										
3 to 5 Units	676	769	892	872	1,185	1,220	1,474	1,417	1,065	1,047
6 to 19 Units	765	779	907	924	1,221	1,255	1,416	1,472	986	1,006
20 to 49 Units	818	837	937	961	1,217	1,246	1,402	1,458	998	1,024
50 to 99 Units	855	904	961	987	1,180	1,212	1,393	1,445	1,015	1,045
100 to 199 Units	1,044	966	1,196	1,205	1,665	1,611	2,147	2,028	1,286	1,262
200+ Units	1,007	1,046	1,221	1,273	1,397	1,443	**	**	1,221	1,266
Total	864	876	982	1,005	1,261	1,281	1,480	1,498	1,047	1,067

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	-	-	1.0	0.0	1.0	0.8	0.6	1.0	**	0.5	-	-
English Bay	**	**	1.6	1.8	1.0	0.9	0.9	0.5	1.2	0.7	**	**
Downtown	-	-	1.0	0.0	1.2	1.0	1.0	0.6	0.9	1.5	0.6	0.8
West End/Downtown (Zones 1-3)	**	**	**1.1**	**0.5**	**1.1**	**0.9**	**0.9**	**0.7**	**1.0**	**1.2**	**0.4**	**0.5**
South Granville/Oak	2.8	0.0	0.7	1.8	0.6	0.8	0.7	0.8	**	**	-	-
Kitsilano/Point Grey	**	3.3	**	0.7	0.9	0.8	0.2	0.0	**	**	**	**
Westside/Kerrisdale	0.0	0.0	1.9	1.1	1.6	1.1	0.8	0.6	**	**	-	-
Marpole	**	**	**	3.4	1.3	2.1	0.7	0.7	-	-	-	-
Mount Pleasant/Renfrew Heights	**	0.7	1.4	0.4	0.7	0.5	0.3	0.2	**	**	**	**
East Hastings	**	**	0.9	1.1	1.1	1.6	1.8	0.8	**	**	-	-
Southeast Vancouver	6.5	1.0	2.5	4.2	1.9	0.7	1.8	3.2	0.3	0.3	**	**
City of Vancouver (Zones 1-10)	**2.3**	**1.3**	**1.4**	**1.4**	**1.0**	**1.0**	**0.8**	**0.7**	**1.1**	**1.1**	**0.3**	**0.4**
University Endowment Lands	-	-	1.2	1.2	**	**	0.5	0.8	0.2	0.0	-	-
Central Park/Metrotown	**	**	2.5	2.0	1.6	0.7	1.2	2.1	0.9	2.2	**	**
Southeast Burnaby	**	**	1.8	1.1	2.2	2.4	2.1	2.8	**	**	-	-
North Burnaby	**	**	5.6	4.2	1.6	2.9	1.9	2.3	2.5	1.3	-	-
Burnaby (Zones 12-14)	**	**	**3.3**	**2.5**	**1.8**	**1.6**	**1.6**	**2.3**	**2.2**	**1.6**	**	**
New Westminster	**	**	**2.8**	**2.6**	**3.1**	**2.3**	**1.6**	**2.2**	**0.4**	**1.2**	-	-
North Vancouver City	**	2.7	0.3	1.0	1.0	0.8	0.6	1.1	1.7	1.3	-	-
North Vancouver DM	**	**	0.7	3.0	1.9	1.3	**	**	**	**	-	-
West Vancouver	**	**	**	**	0.3	1.3	2.3	0.6	0.5	0.6	-	-
Richmond	**	**	**	**	1.4	1.1	1.6	3.5	-	-	-	-
Delta	**	**	0.6	6.3	2.3	0.6	1.9	3.1	**	-	-	-
Surrey	**	**	**12.2**	**8.6**	**5.8**	**3.5**	**6.3**	**4.9**	**	**	**	**
White Rock	0.0	13.6	2.8	3.8	4.4	4.4	2.0	2.6	-	-	-	-
Langley City and Langley DM	3.1	**	3.1	**	5.1	2.1	3.8	2.4	**	**	-	-
Tri-Cities	**	**	3.0	6.3	3.4	3.4	2.8	2.4	**	**	**	**
Maple Ridge/Pitt Meadows	**	**	12.2	5.1	4.0	2.6	5.4	6.9	-	-	-	-
Vancouver CMA	**2.6**	**2.1**	**1.9**	**1.9**	**1.7**	**1.5**	**2.1**	**2.0**	**1.2**	**1.1**	**1.2**	**1.4**

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
City of Vancouver (Zones 1-10)										
LT $550	**	3.8	**	**	**	**	**	**	**	**
$550 - $699	0.3	0.0	**	0.0	**	**	**	**	**	0.0
$700 - $849	1.0	1.0	1.2	1.4	0.0	0.0	**	**	1.1	1.2
$850 - $999	0.9	0.8	1.1	1.4	**	**	**	**	1.1	1.3
$1000 - $1149	0.9	0.6	1.0	0.8	1.6	1.5	**	**	1.0	0.8
$1150+	1.6	1.3	1.5	1.3	1.2	1.0	0.8	0.5	1.4	1.2
Total	0.9	0.9	1.1	1.1	1.1	1.0	0.6	0.6	1.1	1.0
Burnaby (Zones 12-14)										
LT $550	**	**	**	**	**	**	**	**	**	**
$550 - $699	3.0	1.7	**	0.0	**	**	**	**	3.2	1.4
$700 - $849	0.7	2.1	2.6	2.7	1.4	**	**	**	2.4	2.6
$850 - $999	0.7	2.4	1.5	1.8	2.9	1.1	**	**	1.8	1.7
$1000 - $1149	0.0	2.5	1.6	2.2	2.0	1.2	5.1	**	2.0	1.7
$1150+	**	**	2.6	3.0	3.5	2.0	2.5	4.9	3.1	2.6
Total	1.4	2.0	1.9	2.1	2.7	1.5	2.9	3.9	2.1	2.0
New Westminster										
LT $550	-	**	-	**	-	**	-	**	-	0.0
$550 - $699	-	1.0	-	2.7	-	**	-	**	-	1.8
$700 - $849	-	1.5	-	2.4	-	3.0	-	**	-	2.3
$850 - $999	-	7.6	-	2.6	-	1.7	-	**	-	2.5
$1000 - $1149	-	**	-	3.3	-	1.4	-	**	-	1.7
$1150+	-	**	-	**	-	4.1	-	2.4	-	3.7
Total	-	1.3	-	2.4	-	2.3	-	1.6	-	2.2
Surrey										
LT $550	-	0.0	-	**	-	**	-	**	-	0.0
$550 - $699	-	3.4	-	7.0	-	**	-	**	-	6.7
$700 - $849	-	**	-	4.8	-	3.2	-	**	-	4.6
$850 - $999	-	**	-	5.1	-	4.1	-	12.6	-	4.7
$1000 - $1149	-	**	-	**	-	1.6	-	2.6	-	1.9
$1150+	-	**	-	**	-	**	-	**	-	1.7
Total	-	1.4	-	5.1	-	3.5	-	5.4	-	4.4
Vancouver CMA										
LT $550	**	3.5	**	**	**	**	**	**	2.2	4.5
$550 - $699	2.2	1.4	3.7	2.7	0.7	**	**	**	3.0	2.2
$700 - $849	1.0	1.2	2.6	2.5	2.0	2.8	**	**	2.3	2.3
$850 - $999	0.8	1.0	1.5	1.7	5.0	2.8	7.9	8.3	2.1	1.9
$1000 - $1149	0.8	0.7	1.0	0.9	2.3	1.7	4.0	1.3	1.4	1.1
$1150+	1.6	1.4	1.5	1.4	1.6	1.6	1.3	2.5	1.5	1.5
Total	1.1	1.1	1.7	1.6	2.4	1.9	2.4	2.7	1.8	1.7

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	0.0	0.0	**	**	0.0	0.0
West End/Downtown (Zones 1-3)	-	-	**	**	0.0	0.0	**	**	0.0	0.0
South Granville/Oak	**	**	**	**	3.2	0.0	-	-	2.5	0.0
Kitsilano/Point Grey	-	-	**	**	**	**	**	**	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	0.0	8.0
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	0.0	**	0.0	0.0	**	**	0.0	**
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0	0.0	0.6	0.0	0.0	1.7	0.3	0.6
University Endowment Lands	0.0	0.0	-	-	0.0	0.0	-	-	0.0	0.0
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	**	-	**	**	**	**	**	**
North Burnaby	-	-	-	-	**	**	6.7	1.4	7.5	1.6
Burnaby (Zones 12-14)	-	-	**	-	9.8	4.1	6.6	1.4	7.2	1.9
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	4.4	0.0
North Vancouver DM	**	**	**	**	**	**	0.7	1.1	0.5	0.8
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	3.8	2.3	4.0	6.0	3.9	4.5
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	2.9	0.0	1.7	1.3	1.8	1.4
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	**	-	3.4	13.0	3.1	1.5	3.0	4.0
Tri-Cities	-	-	**	**	3.6	7.8	2.7	1.2	3.1	2.7
Maple Ridge/Pitt Meadows	-	-	-	-	-	**	**	**	**	**
Vancouver CMA	**0.0**	**0.0**	**1.1**	**1.3**	**2.8**	**2.8**	**2.6**	**2.2**	**2.6**	**2.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	2,741	2,762	**	**	2,701	2,721
West End/Downtown (Zones 1-3)	-	-	**	**	2,741	2,762	**	**	2,701	2,721
South Granville/Oak	**	**	**	**	1,699	1,768	-	-	1,663	1,722
Kitsilano/Point Grey	-	-	**	**	**	**	**	**	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	2,700	2,293
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	956	**	**	1,251	**	**	1,420	1,414
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	948	968	1,789	1,741	1,776	1,742	1,651	1,629
University Endowment Lands	1,148	1,129	-	-	2,040	1,999	-	-	1,728	1,695
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	**	-	**	**	**	**	**	**
North Burnaby	-	-	-	-	**	**	1,500	1,465	1,502	1,468
Burnaby (Zones 12-14)	-	-	**	-	**	**	1,500	1,465	1,483	1,452
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	1,748	1,762
North Vancouver DM	**	**	**	**	1,322	1,530	1,832	2,024	1,693	1,882
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1,365	1,355	1,459	1,600	1,417	1,500
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	987	995	1,229	1,257	1,202	1,229
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	**	-	933	983	1,118	1,160	1,060	1,120
Tri-Cities	-	-	**	**	1,287	1,253	1,443	1,474	1,407	1,422
Maple Ridge/Pitt Meadows	-	-	-	-	-	**	**	**	**	**
Vancouver CMA	**1,137**	**1,124**	**888**	**945**	**1,452**	**1,459**	**1,461**	**1,530**	**1,437**	**1,489**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
English Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Downtown	0	0	1	1	33	32	1	2	35	35
West End/Downtown (Zones 1-3)	0	0	1	1	33	32	1	2	35	35
South Granville/Oak	7	7	2	2	31	31	0	0	40	40
Kitsilano/Point Grey	0	0	2	2	14	14	1	1	17	17
Westside/Kerrisdale	0	0	0	0	7	7	18	18	25	25
Marpole	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mount Pleasant/Renfrew Heights	0	0	25	25	33	33	8	8	66	66
East Hastings	2	2	16	16	32	32	76	76	126	126
Southeast Vancouver	0	0	1	1	8	8	10	10	19	19
City of Vancouver (Zones 1-10)	9	9	47	47	158	157	114	115	328	328
University Endowment Lands	44	44	0	0	82	82	0	0	126	126
Central Park/Metrotown	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Southeast Burnaby	0	0	1	0	7	5	3	2	11	7
North Burnaby	0	0	0	0	44	44	210	210	254	254
Burnaby (Zones 12-14)	0	0	1	0	51	49	213	212	265	261
New Westminster	0	0	1	1	23	23	26	26	50	50
North Vancouver City	0	0	0	0	22	22	23	23	45	45
North Vancouver DM	3	3	18	18	103	109	295	294	419	424
West Vancouver	3	3	3	3	2	2	4	4	12	12
Richmond	0	0	8	8	261	261	376	397	645	666
Delta	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey	0	0	6	6	35	35	288	312	329	353
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City and Langley DM	0	0	10	0	58	58	195	195	263	253
Tri-Cities	0	0	3	3	115	115	405	405	523	523
Maple Ridge/Pitt Meadows	0	0	0	0	0	4	74	74	74	78
Vancouver CMA	**59**	**59**	**97**	**86**	**910**	**917**	**2,013**	**2,057**	**3,079**	**3,119**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	6.1	0.0	**	**	5.7	0.0
West End/Downtown (Zones 1-3)	-	-	**	**	6.1	0.0	**	**	5.7	0.0
South Granville/Oak	**	**	**	**	3.2	9.7	-	-	2.5	7.5
Kitsilano/Point Grey	-	-	**	**	**	**	**	**	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	4.0	12.0
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	0.0	**	3.1	0.0	**	**	1.6	0.8
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0	0.0	2.5	2.5	2.6	2.6	2.1	2.1
University Endowment Lands	0.0	2.3	-	-	0.0	1.2	-	-	0.0	1.6
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	**	-	**	**	**	**	**	**
North Burnaby	-	-	-	-	**	**	6.7	1.9	7.5	2.0
Burnaby (Zones 12-14)	-	-	**	-	9.8	4.1	7.0	1.9	7.5	2.3
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	4.4	0.0
North Vancouver DM	**	**	**	**	**	**	1.4	2.9	1.0	2.7
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	3.8	2.3	4.0	6.8	3.9	5.0
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	2.9	0.0	1.7	1.3	1.8	1.4
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	**	-	5.2	13.0	4.1	3.1	4.2	5.2
Tri-Cities	-	-	**	**	4.5	9.6	4.0	3.0	4.3	4.4
Maple Ridge/Pitt Meadows	-	-	-	-	-	**	**	**	**	**
Vancouver CMA	**0.0**	**1.7**	**1.1**	**1.3**	**3.3**	**3.9**	**3.3**	**3.4**	**3.2**	**3.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	3.7	0.2	**	**	3.4	0.5
West End/Downtown (Zones 1-3)	-	-	**	**	3.7	0.2	**	**	3.4	0.5
South Granville/Oak	**	**	**	**	5.1	4.1	-	-	5.8	2.8
Kitsilano/Point Grey	-	-	-	-	-	-	-	-	-	-
Westside/Kerrisdale	-	-	-	-	**	**	**	**	**	-13.3
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	4.1	**	**	**	**	**	3.4	**
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	3.3	2.3	3.8	++	2.5	0.5	3.6	0.9
University Endowment Lands	-3.8	-1.6	-	-	-0.2	-2.0	-	-	-1.0	-1.9
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	**	-	**	**	**	**	**	**
North Burnaby	-	-	-	-	**	**	-1.3	-2.3	-1.5	-2.3
Burnaby (Zones 12-14)	-	-	**	-	**	**	-1.3	-2.3	-1.3	-2.3
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	**	1.6
North Vancouver DM	**	**	**	**	**	**	**	**	**	**
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1.4	0.9	1.3	3.0	**	2.0
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	-1.0	0.9	-1.4	1.4	-1.5	1.2
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	**	-	++	5.5	2.4	5.0	1.9	4.9
Tri-Cities	-	-	**	**	++	-2.0	-1.5	2.3	-0.9	1.2
Maple Ridge/Pitt Meadows	-	-	-	-	-	**	**	**	**	**
Vancouver CMA	**-0.8**	**0.3**	**2.3**	**2.4**	**2.6**	**1.9**	**1.3**	**3.2**	**2.2**	**2.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	0.4	1.1	0.9	0.7	1.2	1.3	0.0	0.0	0.8	0.8
English Bay	0.9	0.3	0.9	0.8	1.9	0.6	0.0	0.0	1.0	0.7
Downtown	0.8	0.9	1.0	1.1	1.3	0.9	0.0	2.1	1.0	1.0
West End/Downtown (Zones 1-3)	**0.8**	**0.8**	**0.9**	**0.9**	**1.4**	**0.9**	**0.0**	**0.9**	**1.0**	**0.9**
South Granville/Oak	1.0	1.5	0.6	1.1	0.7	0.7	0.0	**	0.7	1.1
Kitsilano/Point Grey	0.7	0.6	1.6	0.7	0.9	1.0	**	0.0	1.3	0.8
Westside/Kerrisdale	1.5	0.0	1.4	1.2	1.6	1.0	1.0	1.7	1.5	1.1
Marpole	1.0	0.9	1.6	2.5	1.8	3.0	0.0	0.0	1.6	2.4
Mount Pleasant/Renfrew Heights	0.6	0.4	1.0	0.4	1.1	0.7	0.0	0.0	0.9	0.4
East Hastings	1.5	1.4	1.3	1.5	0.3	0.9	0.0	0.7	1.2	1.4
Southeast Vancouver	1.4	1.0	1.8	2.2	1.0	0.5	1.4	0.0	1.5	1.5
City of Vancouver (Zones 1-10)	**0.9**	**0.9**	**1.1**	**1.1**	**1.1**	**1.0**	**0.5**	**0.8**	**1.1**	**1.0**
University Endowment Lands	0.0	0.0	0.0	0.4	0.8	0.6	0.0	0.0	0.4	0.4
Central Park/Metrotown	1.1	1.4	1.7	1.7	2.0	1.5	0.0	0.0	1.7	1.6
Southeast Burnaby	1.7	2.9	2.2	2.9	3.0	1.1	3.8	1.7	2.5	2.3
North Burnaby	1.7	2.3	2.2	2.6	3.7	1.7	4.8	4.0	2.9	2.5
Burnaby (Zones 12-14)	**1.4**	**2.0**	**1.9**	**2.1**	**2.8**	**1.5**	**4.1**	**3.1**	**2.2**	**2.0**
New Westminster	**2.1**	**1.3**	**2.2**	**2.4**	**2.5**	**2.3**	**0.6**	**1.3**	**2.2**	**2.2**
North Vancouver City	0.4	0.4	1.1	1.2	0.6	0.7	0.0	0.0	0.9	0.9
North Vancouver DM	0.5	0.0	1.1	0.0	0.9	2.2	0.5	1.7	0.8	1.2
West Vancouver	0.6	1.3	1.1	0.4	0.8	1.2	**	1.0	0.9	0.8
Richmond	0.0	2.3	1.7	2.9	2.1	2.6	3.1	4.8	2.0	3.0
Delta	0.0	7.5	1.6	2.1	2.2	2.7	2.9	2.8	1.8	2.6
Surrey	**3.5**	**1.4**	**5.2**	**5.2**	**6.5**	**3.4**	**4.9**	**3.6**	**5.7**	**4.2**
White Rock	2.6	2.5	2.9	4.4	4.7	2.8	0.0	0.0	3.3	3.9
Langley City and Langley DM	10.3	4.5	4.8	2.1	3.5	2.7	2.8	1.2	4.3	2.3
Tri-Cities	2.2	3.1	2.7	2.7	4.2	4.0	2.5	2.5	3.2	3.2
Maple Ridge/Pitt Meadows	**	14.3	5.8	3.3	3.4	4.9	3.1	0.8	4.6	3.7
Vancouver CMA	**1.1**	**1.1**	**1.7**	**1.6**	**2.4**	**1.9**	**2.5**	**2.4**	**1.8**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	902	938	1,145	1,188	1,803	1,863	2,958	3,004	1,200	1,239
English Bay	919	951	1,142	1,172	1,705	1,715	2,404	2,452	1,174	1,202
Downtown	1,047	996	1,219	1,222	1,920	1,837	2,539	2,594	1,277	1,251
West End/Downtown (Zones 1-3)	**985**	**975**	**1,179**	**1,198**	**1,836**	**1,807**	**2,664**	**2,689**	**1,229**	**1,233**
South Granville/Oak	872	911	1,104	1,140	1,566	1,613	2,040	2,005	1,163	1,196
Kitsilano/Point Grey	882	907	1,102	1,140	1,571	1,620	**	2,321	1,169	1,205
Westside/Kerrisdale	838	857	1,116	1,124	1,723	1,730	2,629	2,511	1,332	1,343
Marpole	714	748	840	850	1,115	1,122	1,244	1,196	878	889
Mount Pleasant/Renfrew Heights	832	879	915	948	1,213	1,273	1,570	1,465	969	998
East Hastings	845	816	887	893	1,149	1,182	1,430	1,476	935	938
Southeast Vancouver	828	862	931	955	1,263	1,284	1,229	1,325	1,033	1,063
City of Vancouver (Zones 1-10)	**910**	**917**	**1,067**	**1,090**	**1,526**	**1,544**	**1,912**	**1,921**	**1,131**	**1,147**
University Endowment Lands	1,109	1,088	1,316	1,347	1,860	1,908	2,195	2,279	1,603	1,640
Central Park/Metrotown	797	821	904	915	1,151	1,180	1,452	1,465	966	981
Southeast Burnaby	679	668	791	811	966	1,002	1,164	1,218	856	877
North Burnaby	743	752	913	924	1,178	1,204	1,426	1,420	1,025	1,037
Burnaby (Zones 12-14)	**757**	**768**	**888**	**900**	**1,124**	**1,154**	**1,377**	**1,385**	**966**	**981**
New Westminster	**675**	**684**	**801**	**818**	**1,072**	**1,089**	**1,258**	**1,297**	**866**	**885**
North Vancouver City	831	848	957	1,005	1,225	1,255	1,537	1,598	1,027	1,073
North Vancouver DM	880	905	1,021	1,068	1,291	1,418	1,720	1,890	1,294	1,401
West Vancouver	936	972	1,247	1,280	2,044	1,993	2,788	2,694	1,516	1,508
Richmond	749	796	947	953	1,176	1,208	1,425	1,546	1,104	1,143
Delta	622	641	776	797	995	1,009	1,071	1,167	868	892
Surrey	**614**	**632**	**723**	**751**	**887**	**922**	**1,105**	**1,158**	**833**	**867**
White Rock	712	735	840	837	1,030	1,035	1,429	1,382	883	884
Langley City and Langley DM	638	638	757	792	920	972	1,107	1,147	855	896
Tri-Cities	677	702	794	807	1,009	1,010	1,355	1,374	934	943
Maple Ridge/Pitt Meadows	671	636	709	708	922	888	1,224	1,257	827	818
Vancouver CMA	**866**	**878**	**982**	**1,005**	**1,267**	**1,287**	**1,471**	**1,514**	**1,058**	**1,078**

The folowing letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	719	716	2,640	2,645	479	477	39	39	3,877	3,877
English Bay	906	873	5,070	5,146	679	686	29	27	6,684	6,732
Downtown	2,057	2,170	6,679	6,771	1,227	1,179	42	43	10,005	10,163
West End/Downtown (Zones 1-3)	3,682	3,759	14,389	14,562	2,385	2,342	110	109	20,566	20,772
South Granville/Oak	1,318	1,301	4,801	4,825	1,434	1,428	47	56	7,600	7,610
Kitsilano/Point Grey	873	861	4,936	4,931	1,279	1,294	47	47	7,135	7,133
Westside/Kerrisdale	197	204	1,731	1,718	947	936	113	116	2,988	2,974
Marpole	375	374	2,908	2,900	712	716	20	22	4,015	4,012
Mount Pleasant/Renfrew Heights	879	953	4,245	4,332	961	969	83	89	6,168	6,343
East Hastings	823	829	3,285	3,295	775	775	143	147	5,026	5,046
Southeast Vancouver	227	218	1,111	1,132	646	632	74	67	2,058	2,049
City of Vancouver (Zones 1-10)	8,374	8,499	37,406	37,695	9,139	9,092	637	653	55,556	55,939
University Endowment Lands	56	56	485	485	526	527	55	55	1,122	1,123
Central Park/Metrotown	373	373	4,308	4,301	1,638	1,634	56	56	6,375	6,364
Southeast Burnaby	146	144	1,360	1,361	728	705	151	144	2,385	2,354
North Burnaby	291	290	2,325	2,305	1,165	1,165	413	407	4,194	4,167
Burnaby (Zones 12-14)	810	807	7,993	7,967	3,531	3,504	620	607	12,954	12,885
New Westminster	779	774	5,058	5,022	2,056	2,034	158	152	8,051	7,982
North Vancouver City	513	491	3,558	3,542	1,736	1,739	51	55	5,858	5,827
North Vancouver DM	183	183	373	376	406	424	410	410	1,372	1,393
West Vancouver	240	235	1,302	1,318	701	690	98	98	2,341	2,341
Richmond	196	219	1,170	1,174	1,333	1,401	519	546	3,218	3,340
Delta	71	67	800	806	675	731	34	36	1,580	1,640
Surrey	85	85	2,657	2,652	2,491	2,483	674	697	5,907	5,917
White Rock	76	76	936	934	376	374	9	9	1,397	1,393
Langley City and Langley DM	86	87	1,006	1,015	987	987	247	247	2,326	2,336
Tri-Cities	184	192	2,411	2,467	1,744	1,792	602	605	4,941	5,056
Maple Ridge/Pitt Meadows	15	14	840	802	539	549	129	129	1,523	1,494
Vancouver CMA	**11,668**	**11,785**	**65,995**	**66,255**	**26,240**	**26,327**	**4,243**	**4,299**	**108,146**	**108,666**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
West End/Stanley Park	1.1	2.0	1.4	1.4	1.6	2.3	2.7	**	1.4	1.7
English Bay	2.1	1.0	1.7	1.7	1.9	1.6	0.0	7.4	1.8	1.6
Downtown	2.0	1.7	2.5	2.2	2.3	1.9	2.4	2.1	2.4	2.1
West End/Downtown (Zones 1-3)	1.8	1.6	2.0	1.9	2.1	1.9	1.9	4.6	2.0	1.9
South Granville/Oak	2.2	2.6	1.4	1.6	1.5	1.5	0.0	**	1.5	1.8
Kitsilano/Point Grey	0.9	1.6	2.3	1.3	2.3	2.3	**	0.0	2.1	1.5
Westside/Kerrisdale	1.5	0.5	1.6	1.8	2.7	1.6	2.0	1.7	1.9	1.7
Marpole	2.2	0.9	2.4	2.8	2.9	3.7	0.0	0.0	2.4	2.8
Mount Pleasant/Renfrew Heights	1.3	0.5	1.6	1.2	**	1.5	0.0	0.0	1.6	1.1
East Hastings	1.9	1.9	2.0	2.1	0.8	2.1	0.7	1.4	1.8	2.0
Southeast Vancouver	2.7	2.4	3.1	3.5	3.3	2.0	2.8	0.0	3.1	2.8
City of Vancouver (Zones 1-10)	1.8	1.6	2.0	1.8	2.1	2.0	1.2	1.6	2.0	1.8
University Endowment Lands	0.0	1.8	0.0	0.8	0.8	1.3	0.0	1.8	0.4	1.2
Central Park/Metrotown	2.7	1.9	3.0	2.7	2.8	2.3	0.0	**	2.9	2.6
Southeast Burnaby	3.3	2.9	4.1	4.0	3.3	1.7	5.8	2.4	3.9	3.2
North Burnaby	4.1	2.3	3.5	3.3	4.4	3.0	4.8	4.8	3.9	3.3
Burnaby (Zones 12-14)	3.3	2.2	3.3	3.1	3.4	2.4	4.6	4.0	3.4	2.9
New Westminster	2.2	1.6	3.1	3.3	3.6	3.1	0.6	1.3	3.1	3.0
North Vancouver City	1.8	1.2	2.0	1.9	1.4	1.2	0.0	0.0	1.8	1.6
North Vancouver DM	4.4	1.6	3.0	1.4	2.0	3.3	1.8	3.5	2.5	2.6
West Vancouver	3.4	2.6	1.9	0.9	1.0	1.8	1.1	2.0	1.7	1.4
Richmond	1.5	3.7	3.3	3.3	2.8	3.6	3.5	5.3	3.0	3.8
Delta	0.0	7.5	1.9	2.1	2.8	2.7	2.9	2.8	2.2	2.6
Surrey	3.5	1.4	5.6	5.4	6.7	3.6	5.2	3.6	6.0	4.4
White Rock	2.6	2.5	3.3	4.8	5.0	3.0	0.0	0.0	3.7	4.2
Langley City and Langley DM	11.4	5.5	5.2	3.4	4.1	3.5	3.6	2.4	4.8	3.4
Tri-Cities	3.8	4.7	3.6	4.0	5.5	5.6	4.2	3.6	4.4	4.5
Maple Ridge/Pitt Meadows	**	14.3	6.8	4.5	4.8	5.4	3.1	3.9	5.7	4.9
Vancouver CMA	2.1	1.8	2.6	2.4	3.2	2.7	3.2	3.3	2.7	2.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
West End/Stanley Park	3.8	3.2	3.6	3.1	6.3	**	2.7	++	3.7	3.1
English Bay	1.8	3.7	2.7	2.3	2.7	++	2.6	1.5	2.9	1.8
Downtown	2.5	2.4	3.0	2.2	1.8	3.3	**	4.0	2.9	2.1
West End/Downtown (Zones 1-3)	2.6	3.0	3.0	2.4	2.9	2.2	3.5	2.4	3.0	2.2
South Granville/Oak	2.9	1.8	2.2	3.5	1.7	2.6	**	++	2.1	3.0
Kitsilano/Point Grey	1.4	3.5	3.2	2.1	**	**	++	++	2.7	2.4
Westside/Kerrisdale	1.4	3.3	2.0	0.6	2.0	0.8	4.4	++	1.8	++
Marpole	2.6	3.7	2.6	1.6	3.4	++	++	++	3.2	1.5
Mount Pleasant/Renfrew Heights	4.3	4.1	2.4	3.7	1.5	3.0	5.5	++	3.1	3.5
East Hastings	4.1	++	2.7	**	4.6	++	++	2.3	2.7	1.3
Southeast Vancouver	1.8	3.1	1.5	2.0	2.7	1.3	3.8	7.6	2.2	1.7
City of Vancouver (Zones 1-10)	2.8	2.8	2.7	2.4	2.6	1.9	3.9	2.2	2.8	2.2
University Endowment Lands	-2.4	++	1.8	2.6	-0.9	2.2	-3.6	3.5	-0.6	2.3
Central Park/Metrotown	1.5	2.2	1.5	1.3	2.2	2.6	5.7	**	1.7	1.6
Southeast Burnaby	2.9	++	1.6	3.3	3.1	2.5	2.5	2.0	2.2	2.7
North Burnaby	3.8	1.2	2.8	1.5	2.1	2.4	++	1.6	2.0	1.7
Burnaby (Zones 12-14)	2.4	1.4	1.9	1.7	2.4	2.5	2.7	-1.9	1.9	1.8
New Westminster	2.3	++	1.7	2.5	2.6	1.8	++	3.4	1.7	1.9
North Vancouver City	2.3	2.5	2.0	4.2	3.2	3.2	++	++	2.7	3.4
North Vancouver DM	1.0	5.1	4.5	3.7	4.5	5.9	8.2	9.4	4.9	5.5
West Vancouver	++	++	3.7	++	4.9	++	++	++	4.4	++
Richmond	3.3	2.4	1.2	0.8	1.6	++	1.1	1.3	1.3	0.7
Delta	1.1	5.3	3.8	1.7	4.6	1.4	3.8	3.2	4.1	1.9
Surrey	++	0.6	++	3.6	-0.2	3.6	2.3	4.9	0.2	4.0
White Rock	++	1.4	2.8	++	2.6	++	2.3	-8.2	2.8	++
Langley City and Langley DM	1.7	1.0	++	5.9	++	5.4	++	4.3	++	5.6
Tri-Cities	1.3	3.8	1.1	1.3	1.3	1.0	-2.6	2.0	0.6	1.3
Maple Ridge/Pitt Meadows	**	++	1.7	-1.0	2.1	-1.3	-1.8	3.2	2.4	-1.0
Vancouver CMA	**2.5**	**2.4**	**2.3**	**2.4**	**2.3**	**2.1**	**1.9**	**2.3**	**2.3**	**2.2**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	3.8	3.7	4.0	3.1	3.8	2.8	**	6.2	3.9	3.0
Zone 2 - Mission	13.3	6.7	8.0	5.1	6.4	4.7	-	-	7.4	5.0
Abbotsford-Mission CMA	**5.0**	**4.1**	**4.4**	**3.3**	**4.0**	**3.0**	**	**6.2**	**4.2**	**3.2**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	563	580	666	682	827	830	938	953	745	754
Zone 2 - Mission	538	532	620	620	732	725	-	-	667	667
Abbotsford-Mission CMA	**559**	**575**	**661**	**676**	**818**	**820**	**938**	**953**	**737**	**746**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	106	108	1,574	1,568	1,660	1,656	34	35	3,374	3,367
Zone 2 - Mission	15	15	188	160	173	168	0	0	376	343
Abbotsford-Mission CMA	**121**	**123**	**1,762**	**1,728**	**1,833**	**1,824**	**34**	**35**	**3,750**	**3,710**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	5.7	7.4	5.0	3.7	4.6	3.4	**	6.2	4.8	3.7
Zone 2 - Mission	13.3	6.7	11.2	6.3	8.7	5.3	-	-	10.1	5.8
Abbotsford-Mission CMA	**6.6**	**7.3**	**5.7**	**4.0**	**5.0**	**3.6**	**	**6.2**	**5.4**	**3.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Abbotsford	-4.3	7.5	++	2.5	1.4	1.7	++	++	1.1	1.8
Zone 2 - Mission	1.2	-0.7	-0.3	0.5	-0.8	++	-	-	-0.3	++
Abbotsford-Mission CMA	**-4.0**	**7.0**	**++**	**2.3**	**1.2**	**1.5**	**++**	**++**	**1.0**	**1.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	3.9	4.0	5.3	2.1	5.4	4.2	**	**	5.1	3.1
1975 - 1989	4.2	3.8	4.5	4.1	5.2	3.5	0.0	0.0	4.8	3.8
1990 - 1999	12.5	12.5	2.5	2.2	1.6	1.6	**	**	2.0	1.9
2000+	**	**	0.0	1.9	1.0	2.0	-	-	0.6	1.9
Total	5.0	4.1	4.4	3.3	4.0	3.0	**	6.2	4.2	3.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	578	586	647	671	781	789	**	**	686	704
1975 - 1989	530	575	665	676	778	787	907	923	722	732
1990 - 1999	528	531	648	655	849	847	**	**	784	787
2000+	**	**	743	762	997	963	-	-	897	884
Total	559	575	661	676	818	820	938	953	737	746

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA										
3 to 5 Units	-	-	0.0	0.0	0.0	11.1	**	**	**	**
6 to 19 Units	0.0	10.3	7.1	8.3	7.7	2.5	**	**	7.2	5.3
20 to 49 Units	7.9	1.6	5.6	4.0	5.0	4.4	**	0.0	5.5	4.1
50 to 99 Units	2.1	6.0	3.2	2.4	3.0	2.2	0.0	9.5	3.0	2.5
100 to 199 Units	-	-	**	**	**	**	-	-	**	**
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	5.0	4.1	4.4	3.3	4.0	3.0	**	6.2	4.2	3.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA										
3 to 5 Units	-	-	**	**	768	764	**	**	747	742
6 to 19 Units	508	493	626	604	772	767	**	**	703	691
20 to 49 Units	563	580	655	675	784	798	**	831	709	728
50 to 99 Units	562	588	671	680	848	842	971	989	762	764
100 to 199 Units	-	-	**	**	**	**	-	-	**	**
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	559	575	661	676	818	820	938	953	737	746

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford-Mission CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	**	**	8.3	4.8	4.5	3.6	3.0	2.6	**	**	-	-
Zone 2 - Mission	-	-	1.8	7.1	10.8	7.0	**	**	-	-	-	-
Abbotsford-Mission CMA	**	**	7.2	5.3	5.5	4.1	3.0	2.5	**	**	-	-

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Abbotsford-Mission CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA										
LT $600	5.1	4.1	1.7	**	**	**	**	**	3.0	5.5
$600 - $699	5.1	4.5	3.6	3.1	0.0	4.7	**	**	3.4	3.3
$700 - $799	**	**	10.0	2.9	5.6	3.9	**	**	7.0	3.4
$800 - $899	**	**	0.0	7.8	4.9	2.0	**	**	4.6	2.7
$900 - $999	**	**	**	**	0.9	3.0	7.1	7.7	1.3	3.1
$1000+	**	**	**	**	1.0	**	**	**	1.0	5.3
Total	5.0	4.1	4.4	3.3	4.0	3.0	**	6.2	4.2	3.2

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	-	-	**	**	**	**	3.4	3.6	0.5	2.7
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	**-**	**-**	****	****	****	****	**8.3**	**0.9**	**3.4**	**1.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	-	-	**	**	**	**	**	1,036	816	830
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	**-**	**-**	****	****	****	****	**1,179**	**1,184**	**934**	**950**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	0	0	45	44	114	115	29	28	188	187
Zone 2 - Mission	0	0	0	0	0	0	80	82	80	82
Abbotsford-Mission CMA	**0**	**0**	**45**	**44**	**114**	**115**	**109**	**110**	**268**	**269**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	-	-	**	**	**	**	3.4	3.6	2.7	4.8
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	8.3	0.9	4.9	3.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	**	**
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	1.9	1.0	1.2	1.5

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	3.8	3.7	3.9	3.1	3.5	2.8	3.3	5.0	3.7	3.0
Zone 2 - Mission	13.3	6.7	8.0	5.1	6.4	4.7	**	**	7.9	4.0
Abbotsford-Mission CMA	**5.0**	**4.1**	**4.3**	**3.3**	**3.8**	**2.9**	**7.1**	**2.1**	**4.2**	**3.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	563	580	667	683	826	829	990	992	748	758
Zone 2 - Mission	538	532	620	620	732	725	**	**	763	776
Abbotsford-Mission CMA	**559**	**575**	**662**	**678**	**818**	**821**	**1,130**	**1,137**	**750**	**760**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	106	108	1,619	1,612	1,774	1,771	63	63	3,562	3,554
Zone 2 - Mission	15	15	188	160	173	168	80	82	456	425
Abbotsford-Mission CMA	**121**	**123**	**1,807**	**1,772**	**1,947**	**1,939**	**143**	**145**	**4,018**	**3,979**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Abbotsford	5.7	7.4	5.1	3.9	4.3	3.5	5.0	5.0	4.7	3.8
Zone 2 - Mission	13.3	6.7	11.2	6.3	8.7	5.3	**	**	10.1	4.7
Abbotsford-Mission CMA	**6.6**	**7.3**	**5.7**	**4.1**	**4.7**	**3.6**	**7.8**	**2.1**	**5.3**	**3.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Abbotsford	-4.3	7.5	++	2.5	1.4	1.7	++	++	1.1	1.8
Zone 2 - Mission	1.2	-0.7	-0.3	0.5	-0.8	++	**	**	++	++
Abbotsford-Mission CMA	**-4.0**	**7.0**	**++**	**2.3**	**1.2**	**1.6**	**++**	**++**	**1.0**	**1.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Vancouver CMA - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Burrard Peninsula	1.0	**	1.0	0.9
Vancouver Westside	1.4	0.4	1.1	1.2
Vancouver Eastside	1.3	0.5	1.1	0.9
Vancouver East/Westside	1.3	0.5	1.1	1.1
Vancouver City	1.1	**	1.1	1.0
Suburban Vancouver	0.9	0.6	2.3	2.3
North Shore	0.9	0.9	0.9	0.9
Fraser Valley	1.1	0.3	4.7	3.6
Vancouver CMA	**1.0**	**1.1**	**1.8**	**1.7**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Vancouver CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Burrard Peninsula	**	975	1,493	1,198	2,260	1,794	**	2,689
Vancouver Westside	**	883	**	1,088	**	1,593	**	2,222
Vancouver Eastside	**	851	**	928	**	1,248	**	1,372
Vancouver East/Westside	**	870	1,218	1,028	**	1,480	**	1,842
Vancouver City	**	917	1,398	1,093	1,993	1,558	**	1,996
Suburban Vancouver	**	733	1,062	865	1,316	1,106	**	1,312
North Shore	**	891	1,036	1,082	1,410	1,452	**	1,934
Fraser Valley	**	659	1,047	771	1,200	948	**	1,092
Vancouver CMA	****	**876**	**1,287**	**1,005**	**1,580**	**1,281**	**2,147**	**1,498**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Vancouver CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Burrard Peninsula	**	**	1,565	1,493	2,098	2,260	**	**	1,761	1,930
Vancouver Westside	**	**	**	**	2,072	**	**	**	2,037	**
Vancouver Eastside	**	**	1,074	**	**	**	**	**	1,108	1,273
Vancouver East/Westside	**	**	1,139	1,218	2,024	**	**	**	1,789	1,426
Vancouver City	**	**	1,494	1,398	2,067	1,993	**	**	1,769	1,771
Suburban Vancouver	**	**	971	1,062	1,392	1,316	**	**	1,257	1,277
North Shore	**	**	1,287	1,036	1,409	1,410	**	**	1,334	1,188
Fraser Valley	**	**	1,023	1,047	1,170	1,200	**	**	1,119	1,179
Vancouver CMA	**	**	**1,299**	**1,287**	**1,662**	**1,580**	**	**2,147**	**1,499**	**1,521**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Vancouver CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Vancouver City				
3 to 24 Units	1.6	1.1	1.5	1.3
25 to 49 Units	0.9	0.3	0.9	1.1
50 to 74 Units	0.6	0.3	0.7	0.6
75 to 99 Units	**	0.0	1.1	0.8
100+ Units	1.1	**	0.9	0.9
Total	1.1	**	1.1	1.0
Vancouver CMA				
3 to 24 Units	1.4	1.1	2.1	1.8
25 to 49 Units	1.0	0.5	1.6	1.4
50 to 74 Units	0.4	0.5	2.1	2.3
75 to 99 Units	1.9	0.5	2.1	1.6
100+ Units	1.0	1.3	1.2	1.1
Total	1.0	1.1	1.8	1.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

Condominium Apartments[2]
Vancouver CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Burrard Peninsula	34,589	34,945	15,765	15,230	45.6	43.6	1.0	**
Vancouver Westside	20,442	21,415	4,264	4,767	20.9	22.3	1.4	0.4
Vancouver Eastside	15,998	16,769	3,856	4,212	24.1	25.1	1.3	0.5
Vancouver East/Westside	**36,440**	**38,184**	**8,121**	**8,986**	**22.3**	**23.5**	**1.3**	**0.5**
Vancouver City	71,029	73,129	23,869	24,239	33.6	33.1	1.1	**
Suburban Vancouver	69,978	72,571	15,205	16,457	21.7	22.7	0.9	0.6
North Shore	13,580	14,447	2,747	2,845	20.2	19.7	0.9	0.9
Fraser Valley	32,760	34,451	6,705	7,604	20.5	22.1	1.1	0.3
Vancouver CMA	**187,347**	**194,598**	**48,528**	**51,224**	**25.9**	**26.3**	**1.0**	**1.1**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Vancouver CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Vancouver City								
3 to 24 Units	6,384	6,502	1,144	1,252	17.9	19.3	1.6	1.1
25 to 49 Units	12,036	12,101	2,350	2,331	19.5	19.3	0.9	0.3
50 to 74 Units	7,349	7,547	1,629	1,743	22.2	23.1	0.6	0.3
75 to 99 Units	6,527	6,361	1,735	1,629	26.6	25.6	**	0.0
100+ Units	38,733	40,618	17,017	17,369	43.9	42.8	1.1	**
Total	71,029	73,129	23,869	24,239	33.6	33.1	1.1	**
Vancouver CMA								
3 to 24 Units	10,986	11,183	1,698	1,781	15.5	15.9	1.4	1.1
25 to 49 Units	28,522	28,823	4,467	4,618	15.7	16.0	1.0	0.5
50 to 74 Units	22,847	23,544	3,852	4,552	16.9	19.3	0.4	0.5
75 to 99 Units	17,582	18,259	3,632	3,927	20.7	21.5	1.9	0.5
100+ Units	107,410	112,789	34,860	36,552	32.5	32.4	1.0	1.3
Total	187,347	194,598	48,528	51,224	25.9	26.3	1.0	1.1

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Vancouver CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Vancouver CMA										
Single Detached	**	**	**	**	1,321	1,260	1,820	1,831	1,764	1,737
Semi detached, Row and Duplex	**	**	**	**	1,138	1,127	1,333	1,312	1,213	1,205
Other-Primarily Accessory Suites	**	**	840	884	922	974	1,421	1,387	923	1,002
Total	**	**	843	876	1,055	1,077	1,516	1,489	1,180	1,212

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Vancouver CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Vancouver CMA		
Single Detached	17,289	17,413
Semi detached, Row and Duplex	41,458	48,977
Other-Primarily Accessory Suites	**	38,533
Total	103,780	104,923

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Abbotsford-Mission CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	883	824	1,341	1,373	1,280	1,312
Semi detached, Row and Duplex	**	**	**	**	**	**	1,044	1,026	963	833
Other-Primarily Accessory Suites	**	**	**	655	662	**	1,176	1,065	671	776
Total	**	**	**	646	709	768	1,207	1,218	913	937

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Abbotsford-Mission CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Abbotsford-Mission CMA		
Single Detached	2,641	2,479
Semi detached, Row and Duplex	2,419	**
Other-Primarily Accessory Suites	**	**
Total	9,365	9,340

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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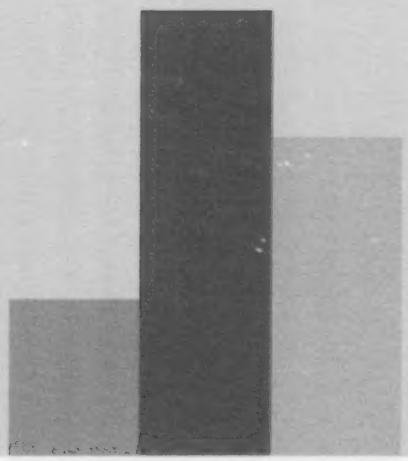

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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